

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Grateful Dog 2018-012576CUA  
**Date:** Thursday, January 16, 2020 11:50:55 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:** Phil Wohl <philwohl@gmail.com>  
**Sent:** Wednesday, January 15, 2020 12:18 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Grateful Dog 2018-012576CUA

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

I am writing to vehemently oppose the Grateful Dog's Conditional Use Authorization. This business has proven to be a horrible neighbor that doesn't care at all about the people trying to quietly live their lives in the neighborhood. I prefer that the Grateful Dog relocate to a more suitable neighborhood, but at the very least do not want the Grateful Dog to have an outdoor activity area.

My home shares a border with the Grateful Dog's yard. The noise when the dogs are housed inside is bad enough. But with dogs in the yard, I will be bombarded not just with unbearable barking, but also employee yelling, the terrible smell of urine and feces and flies. I know that my health, sanity and enjoyment of my property will be adversely impacted. Last year I came down with a bad case of bacterial pneumonia which kept me in bed for 5 days. When I asked my doctor what the common causes were, he mentioned dog feces. I have two young children and will not allow them to play in my own back yard if the Grateful Dog receives this Conditional Use Authorization. Is that fair?

This business does not care about its neighbors or the law and has not been abiding by the conditions set last year. They are not deserving of this additional permit, and in my view should be shut down by the Health Department.

It is my strong opinion that this business should not be able to operate in the backyard of so many homeowners.

Thank you.





**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support for 415 Native LLC  
**Date:** Thursday, January 16, 2020 11:50:47 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Felicity Chen <fel@getpotli.com>  
**Sent:** Wednesday, January 15, 2020 1:02 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; angel <brokenspectacles@gmail.com>  
**Subject:** Letter of Support for 415 Native LLC

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

Dear Planning Commissioners,

I am writing to show support for 415 Native LLC, a cannabis equity applicant group applying for a conditional use to open up a cannabis retail location at 313 Ivy Street, San Francisco, California 94104. I have known the applicant for a very long time and are familiar with their business practices and commitment to the community.

Owners Mike, Nguey and Angel care about the community they are in and conduct business in an upstanding and respectable manner. They have been given the opportunity to open a cannabis retail location at 313 Ivy Street through the Equity Program, a program designed by the city of San Francisco to foster the equitable participation in the cannabis industry and to help create business opportunities for those negatively impacted by the war on drugs. Mike, is an equity business owner and longstanding member of the community who runs a youth tennis program and works in cannabis advocacy. Nguey and Angel, owners of the Fig and Thistle Market and Wine Bar have been working in small business for over 6 years now in both the food and beverage industry as well as the cannabis industry. They have been friends for over 20 years and are all from the city, together you have a group of people that have already proven their commitment to creating a space both welcomed by the neighborhood and customers alike and dedication to the community and to the

betterment of the city. Stay Gold has the ability to provide the same positive impact that their previous projects have delivered.

It is my opinion that this cannabis dispensary will be an asset to the community and I want to support their efforts to provide a safe and welcoming space for cannabis access and education. Please help keep San Francisco special and commerce local by allowing small businesses like this one to operate and thrive in the community.

Sincerely,

Felicity Chen  
601 4th Street Unit 112 San Francisco CA 94107  
[fel@getpotli.com](mailto:fel@getpotli.com)

--

**Felicity Chen**

co-founder & ceo / [Potli](#) / (510) 303 - 9686

Sender notified by

 [Mailtrack](#) —



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-012576CUA  
**Date:** Thursday, January 16, 2020 11:50:25 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:** Don Emmons <daemmons@mindspring.com>  
**Sent:** Wednesday, January 15, 2020 2:11 PM  
**To:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** 2018-012576CUA

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

Dear Ladies and Gentlemen,

I oppose the Grateful Dog's Conditional Use Authorization referenced in the subject. I, and all the homeowners that surround this business, do not want the Grateful Dog to have an outdoor activity area.

Grateful Dog has shown that it does not care about its neighbors and has flaunted the laws and ignored the conditions set last year. They have not earned the right to get this additional permit.

If the dogs are allowed to use this yard there will be constant barking and yelping, smells of urine and feces along with the attendant flies, along with the yelling of the employees.

It is my strong opinion that this business should not be able to operate in the backyard of so many residents.

Thank you,

Don Emmons  
2552 Greenwich St.  
San Francisco, CA 94123

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support for Angel // Fig & Thistle is Moving!  
**Date:** Thursday, January 16, 2020 11:50:18 AM  
**Attachments:** [Jesse Cottrell - 313 Ivy Letter of Support.pdf](#)

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

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**From:** angel <brokenspectacles@gmail.com>  
**Sent:** Wednesday, January 15, 2020 2:23 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** Fwd: Letter of Support for Angel // Fig & Thistle is Moving!

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Please see attached

--

+1 415 272 3832

Twitter: @jessealejandro

IG: @jessealejandrocottrell

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support Letter  
**Date:** Thursday, January 16, 2020 11:49:27 AM  
**Attachments:** [letter for Chris Callaway.doc](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Wednesday, January 15, 2020 2:46 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Mr.C's Support Letter

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

Hi Bridget,

Here's another letter of support from a local resident and kind soul.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Hollow Revolution Comment re Case No. 2020-000052PCA  
**Date:** Thursday, January 16, 2020 11:49:17 AM  
**Attachments:** [2020.01.15.Std CEQA Conditions Comment.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Komalpreet Toor <komal@lozeaudrury.com>  
**Sent:** Wednesday, January 15, 2020 2:47 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Richard Drury <richard@lozeaudrury.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>  
**Subject:** The Hollow Revolution Comment re Case No. 2020-000052PCA

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

Good afternoon Honorable Members of the Planning Commission:

Attached please find correspondence sent on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California concerning Case No. 2020-000052PCA.

Thank you,  
Komal

--

Komalpreet Toor  
Legal Assistant  
Lozeau | Drury LLP

[1939 Harrison Street, Suite 150](#)  
[Oakland, CA 94612](#)  
[\(510\) 836-4200](#)  
[\(510\) 836-4205](#) (fax)

Komal [@lozeaudrury.com](mailto:lozeaudrury.com)



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter in support of Chris Callaway's proposed cannabis retail store at 500 Laguna  
**Date:** Thursday, January 16, 2020 11:48:49 AM

---

*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:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Wednesday, January 15, 2020 3:21 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Fwd: Letter in support of Chris Callaway's proposed cannabis retail store at 500 Laguna

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

Hi Bridget,

Here's another support letter for Mr.C's from a local resident.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

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

From: **Barbara Machtinger** <[bmachtinger@gmail.com](mailto:bmachtinger@gmail.com)>  
Date: Wed, Jan 15, 2020 at 2:56 PM  
Subject: Letter in support of Chris Callaway's proposed cannabis retail store at 500 Laguna  
To: <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>

Dear San Francisco Office of Cannabis, Planning

Commissioners, and Supervisors,

I, Barbara Machtinger, am in strong support Mr.C's proposed cannabis retail store at 500 Laguna. I'm a local Hayes Valley resident and would love to see this longtime vacant storefront activated with a thriving business. I believe this store will help stimulate further economic activity to the Hayes Valley Laguna retail corridor, add jobs for local residents, and provide increased lighting and security to the corner.

The owner, Chris Callaway, has shown a sincere commitment to the community and I believe his business will bring a much needed service to the residents and visitors of the community.

I kindly ask you approve this permit.

Sincerely yours,

Name: Barbara Machtinger

Address: [300 Page Street, SF 94102](#)

Email: [bmachtinger@gmail.com](mailto:bmachtinger@gmail.com)

--

---

Barbara Machtinger  
415-513-7322 (mobile)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support Letter  
**Date:** Thursday, January 16, 2020 11:48:42 AM  
**Attachments:** [MrC SupportLetter-Jim Fox.pdf](#)

---

*Jonas P. Ionin,  
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---

**From:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Wednesday, January 15, 2020 3:23 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Mr.C's Support Letter

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

Hi Bridget,

Here's another letter of support from a local resident.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Conditional Use Request For 313 Ivy St.  
**Date:** Thursday, January 16, 2020 11:48:33 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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---

**From:** Mary S <marysipher@gmail.com> **On Behalf Of** Mary Sipher  
**Sent:** Wednesday, January 15, 2020 5:31 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** mary Sipher <mary@sipher.com>  
**Subject:** Conditional Use Request For 313 Ivy St.

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

January 15, 2020

Dear Planning Commissioners,

We are writing to request the Planning Commission deny the application for a Conditional Use Authorization at 313 Ivy Street (Cannabis Retail: Fig and Thistle Apothecary). Our district already has enough cannabis dispensaries to serve the neighborhood and surrounding areas, the applicant's comments are in conflict with San Francisco's Planning Code and General Plan, and the proposed business location is not designed to handle the added traffic.

Conflicts with San Francisco's Planning Code and General Plan

According to the San Francisco Planning Code, Sec. 761, the Hayes-Gough Neighborhood Commercial Transit District "contains a limited range of retail commercial activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors." The city planners recognize visitors are coming to the Hayes Valley area to enjoy concerts and shows, popular restaurants and bars, and fine retail shops; they are not coming to purchase cannabis products.

San Francisco's General Plan recognizes the importance of strong neighborhood commercial districts that not only bring money to the city but provide jobs to SF residents. One could argue that a

marijuana dispensary would discourage visitors, especially those with children, from supporting Hayes Valley restaurants and shops before or after a performance or event. Even a perceived threat of possible harm would deter people from frequenting areas with cannabis shops. Also, the proposed change at the location from a wine bar to a marijuana dispensary would not remove a vacant storefront as the applicant stated in their Conditional Use Authorization form since they would take over a space currently occupied. The project would also not generate any new jobs - the current wine bar staff would be replaced by the new employees.

#### Community Outreach and Education Concerns

The applicant states they want to work “on outreach and education to the community about the positive and medicinal uses of cannabis.” The conditional use authorization is requesting permission to open a recreational cannabis store and therefore no one should be making any medical claims or giving medical advice. Plus, in order to truly educate the community about cannabis products, you must discuss the positive and negative effects of the drug.

#### Detrimental to the Safety, Convenience and General Welfare of Residents and Visitors

Traffic issues are also a concern. Ivy is a narrow, one-way street that has no parking meters and just a few restricted parking spaces on one side. Customers who want to just quickly run in or pickup an online order will either pull up on the sidewalk, block a driveway, or double park which will completely block the street inconveniencing residents, backing up traffic onto Gough, and creating a dangerous situation for pedestrians.

There are many conflicting studies concerning crime in neighborhoods with cannabis stores. However, even those studies that do not find an increase in violent crimes do show a link between marijuana dispensaries and an increase in property crimes, particularly in adjacent areas (University of California, Riverside study, Ohio State University study) and The Criminogenic Effect of Marijuana Dispensaries in Denver, Colorado: A Microsynthetic Control Quasi-Experiment and Cost-Benefit Analysis paper also found “street segments with a recreational marijuana dispensary experienced a statistically significant increase in the level of property crime relative to controls.” Our neighborhood already has problems with vandalism, theft, and auto break-ins; the addition of a marijuana dispensary will just add to existing problems.

#### Not Necessary or Desirable for the Neighborhood

Hayes Valley does not need a marijuana dispensary. Anyone wanting to obtain cannabis products today can easily purchase them through any of the 77 permitted cannabis retail locations in the city with over half offering delivery service (data from SF Office of Cannabis website). Plus, there are another 180+ proposed cannabis retail locations that are waiting for a permanent permit (data from SF Office of Cannabis website). In the Hayes Valley area, there are currently seven recreational and medical dispensaries that are less than a 15-minute walk from the neighborhood. Plus, District 5 which includes Hayes Valley, already has three cannabis storefronts (data from SF Office of Cannabis website). With one more shop, District 5 would claim the third spot for San Francisco districts with the most cannabis dispensaries.

The Hayes Valley Neighborhood Association (HVNA) describes Hayes Valley as, “home to hundreds of families who contribute to the fabric of our vibrant community, and our goal is to make Hayes Valley the best place in the City to raise a family.” Furthermore, the HVNA website’s future goals include “encouraging local businesses to hire neighborhood youth for temporary jobs and internships, and encouraging more neighborhood-serving businesses, such as hardware stores, shoe repair shops, laundromats and others, to locate in the many new retail locations opening in Hayes Valley.” Permitting an adult-only marijuana dispensary does not serve any of these HVNA goals. In addition,

Hayes Valley is the home to many schools, organizations (Boys & Girls Club and Seesaw), and activities (Patricia's Green playground and the Proxy) that cater to children and their families. Given that some of these organizations and activities are less than 600 feet from 313 Ivy, many families and children will pass by the proposed site on a daily basis.

Our residence has a pedestrian and garage entrance on Ivy Street - both are used daily. The approval of this application would not only negatively affect us as immediate neighbors of the site, but would also be in conflict with the goals of the Hayes Valley community and the city of San Francisco. A cannabis dispensary does not benefit Hayes Valley in any way and could actually threaten the wonderful community we have now.

Sincerely,

Mary & Joe

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters of Support  
**Date:** Thursday, January 16, 2020 11:48:27 AM  
**Attachments:** [669 Mississppi Letter of Support to Print - Google Docs.pdf](#)  
[313 Ivy Letter of Support.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Brian Jessen <brian@irene.wine>  
**Sent:** Wednesday, January 15, 2020 7:27 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** breakspectacles@gmail.com; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** Letters of Support

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

Hello,

Please see attached.

--

Brian Jessen  
Owner/ Winemaker  
Irene Wine Cellars  
Cell 831-682-8569  
[www.irene.wine](http://www.irene.wine)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Thursday, January 16, 2020 11:48:17 AM  
**Importance:** High

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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)

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**From:** Kai Chan <Kai@kcdarch.com>  
**Sent:** Wednesday, January 15, 2020 9:10 PM  
**To:** Al Sargent <asargent@stanfordalumni.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>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** 2018-010655DRP / 2169 26th Avenue  
**Importance:** High

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

Hello Al,

I don't know about the city staff / commissioners, but we received your message today.  
We really appreciate your support!!!!

**Thank you!**  
**Kai**

[Please confirm receipt and reading of the contents of this email.](#)





Allow us to create with you...

Kai Chan, AIA  
K C Design Architects, Inc.  
10817 Santa Monica Blvd. #300  
Los Angeles, CA 90025  
310-446-1888 ph  
310-446-9888 fx  
310-216-8888 cll  
[kai@kcdarch.com](mailto:kai@kcdarch.com)  
[www.kcdarch.com](http://www.kcdarch.com)



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**From:** Al Sargent <[asargent@stanfordalumni.org](mailto:asargent@stanfordalumni.org)>  
**Sent:** Wednesday, January 15, 2020 9:04 PM  
**To:** [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org);  
[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org);  
[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
**Cc:** [David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org); [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); Kai Chan  
<[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** Re: 2018-010655DRP / 2169 26th Avenue

Hi,

I haven't heard anyone say they received this. Just want to check that my message got through and isn't being blocked for whatever reason.

Thanks,

Al

On Sun, Jan 12, 2020 at 12:28 PM Al Sargent <[asargent@stanfordalumni.org](mailto:asargent@stanfordalumni.org)> wrote:

Dear Planning Commissioners,

I am a resident of the Richmond District and I am fully supportive of my fellow resident Kai Chan who wants to maximize the number of new homes on this huge lot at 2169 26th Avenue. I request that you DO NOT TAKE discretionary review and APPROVE the project.

We face a housing crisis in our city. Our population has grown, but our housing stock has not. As a result, young people need to pay exorbitant rents. Teachers, firemen, and other essential personnel cannot afford to live in the city they serve. We have no affordable housing in which to shelter the homeless.

And why? Let's look at the attached petition, on page 37 of the attached.

Apparently this new project would not maintain the "visual interests" of the neighborhood. It would be "incompatible" with new buildings and would be "disruptive to the neighborhood character".

Let's put this into perspective: three households are being denied housing because of the delicate aesthetics of Alma & Steve Landi, Alex Wong, and Eileen Roddy.

What matters more: a roof over one's head -- or "visual interests"?

San Francisco is a city known for tolerance of differences -- visual or otherwise. This whole argument about being "disruptive to neighborhood character" feels like a slippery slope to being an excuse for racism.

To me, the opposition to this development is the height of selfishness. Let people build housing so our fellow residents can have a roof over their head.

Thank you,

Al Sargent [2018-010655DRP-03\(1\).pdf](#)

275 18th Avenue, SF

[asargent@stanfordalumni.org](mailto:asargent@stanfordalumni.org) | +1 650 269 2176

--

Best regards,

Al

[asargent@stanfordalumni.org](mailto:asargent@stanfordalumni.org) | +1 650 269 2176

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support Letter  
**Date:** Thursday, January 16, 2020 11:47:55 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Thursday, January 16, 2020 9:02 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: Mr.C's Support Letter

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

Hi Bridget,

Here's another letter of support I received from a local resident.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

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

From: **Asia Bennett** <[asiaravenbennett@gmail.com](mailto:asiaravenbennett@gmail.com)>  
Date: Wed, Jan 15, 2020 at 7:01 PM  
Subject: at kim hart's suggestion  
To: <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>

Dear San Francisco Office of Cannabis, Planning Commissioners, and Supervisors,  
I, Asia Raven Bennett am in strong support Mr.C's proposed cannabis retail store at

500 Laguna. I'm a local Hayes Valley resident and would love to see this longtime vacant storefront activated with a thriving business. I've seen several businesses go under at that location in just the few years I've lived in Hayes Valley and I would love to see something thrive.

The owner, Chris Callaway, is a sweet guy and a good friend to the neighborhood and I believe his business will bring a useful service to the residents and visitors of the community.

I kindly ask you approve this permit.

Sincerely yours,

Name: Asia Bennett

Address: [366 Page St., SF](#)

Email: [asiaravenbennett@gmail.com](mailto:asiaravenbennett@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's support letter  
**Date:** Thursday, January 16, 2020 11:47:46 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Thursday, January 16, 2020 9:05 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Mr.C's support letter

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Hi Bridget,

Here's a letter of support I received from another local resident.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

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

From: **Terrance Baker** <[trncbkr@gmail.com](mailto:trncbkr@gmail.com)>  
Date: Wed, Jan 15, 2020 at 9:22 PM  
Subject: Cannabis Retail Store  
To: <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>

Dear San Francisco Office of Cannabis, Planning Commissioners, and Supervisors;

I, Keith Baker, am in strong support Mr. **Callaway**'s proposed cannabis retail store at 500 Laguna **Street**. I'm a local Hayes Valley resident and would love to see this longtime vacant storefront activated with a thriving business. I believe this store will help stimulate further economic activity to the Hayes Valley Laguna retail corridor, add jobs for local residents, and provide increased lighting and security to the corner.

The owner, Chris Callaway, has shown a sincere commitment to the community and I believe his business will bring a much needed service to the residents and visitors of the community.

I kindly ask you approve this permit.

Sincerely yours,

Keith Baker

[300 Page Street](#)

[SF, CA 94102](#)

Email, as shown in header.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter to Planning Commissioners January 16, 2020  
**Date:** Thursday, January 16, 2020 11:46:18 AM

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

---

**From:** Siu Cheung <mamashome@gmail.com>  
**Sent:** Thursday, January 16, 2020 11:45 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** cebocanegra@usfca.edu; gmuse3412@gmail.com  
**Subject:** Letter to Planning Commissioners January 16, 2020

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President Myrna Melgar and Planning Commissioners  
#1 Dr. Carlton B. Goodlett Place, Room 400  
San Francisco, CA 94102

January 16, 2020

Re: Case No. 2019-001694CUA 1500 Mission Street

Dear President and Members of the Planning Commission:

My name is Siu Cheung and I am writing on behalf of our organization Tenderloin Chinese Rights Association (TCRA) to express our support for United to Save the Mission in denying the Equinox approval to add massage use at 1500 Mission St.

Equinox is a "luxury gym" seeking a permit in an area which serves as the fulcrum and connection point for the Mission, SOMA, and Tenderloin communities; multi-ethnic neighborhoods devastated by gentrification and displacement. Vulnerable communities depend on businesses to be strong of

spirit, uplift their needs, and create opportunity for them to thrive. This proposed project and its additional massage use approval will only further contribute to the continued hardships that residents face by making their neighborhood less hospitable and more unwelcoming. After representatives from our surrounding communities spoke to the Equinox team, it has become clear that there is no meaningful offer of health or other benefits to surrounding working-class neighborhood residents that would merit the City of San Francisco granting a discretionary approval of a massage use at this location.

When asked about the potential to collaborate with our local communities to assure working-class individuals and families would have the opportunity for access to the gym, they declined to even explore the option. The Equinox team has offered no meaningful equitable ideas for how to be a good neighbor, and instead appear principally interested in building their gym in a way that would maximize profits.

Equinox is the same company whose owner hosted a fundraiser for Trump. Exclusivity and marginalization is business as usual to them. Their attempt to wall themselves off from any genuine talks with predominantly communities of color further exemplifies their contribution to the Trumpian agenda of diminishing these communities.

Our communities deserve businesses that truly uphold the ideals of diversity for its residents. Businesses who genuinely desire to build bridges toward positive solutions and equitable access for communities of color. Deny Equinox' approval request and reinforce this Commission's expectation that businesses such as these collaborate with our local communities in a meaningful and sincere way.

Thank you.

Sincerely,

**Siu Cheung**

(Honorary Advisor)

Tenderloin Chinese Rights Association (TCRA)

210 Golden Gate Ave, San Francisco, CA 94102

Tel: (415) 533-5071      Email: [mamashome@gmail.com](mailto:mamashome@gmail.com)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Response to Proposed Intermediate Length Occupancy Legislation  
**Date:** Thursday, January 16, 2020 11:39:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[LTR to M. Melgar re Proposed Intermediate Length Occupancy Legislation \(1-16-2020\).pdf](#)

---

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

---

**From:** John Kevlin <[jkevin@reubenlaw.com](mailto:jkevin@reubenlaw.com)>  
**Sent:** Thursday, January 16, 2020 9:47 AM  
**To:** Sanchez, Diego (CPC) <[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** James Reuben <[jreuben@reubenlaw.com](mailto:jreuben@reubenlaw.com)>  
**Subject:** FW: Response to Proposed Intermediate Length Occupancy Legislation

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Diego and Jonas – please find attached a letter for the commission related to Case No. PCA-020940 being heard this afternoon. Thanks!

John

---

**From:** Jennifer Lew <[jlew@reubenlaw.com](mailto:jlew@reubenlaw.com)>  
**Sent:** Thursday, January 16, 2020 9:41 AM  
**To:** John Kevlin <[jkevin@reubenlaw.com](mailto:jkevin@reubenlaw.com)>  
**Cc:** James Reuben <[jreuben@reubenlaw.com](mailto:jreuben@reubenlaw.com)>  
**Subject:** Response to Proposed Intermediate Length Occupancy Legislation

**REUBEN, JUNIUS & ROSE, LLP**

Jennifer Lew  
Legal Assistant

T. (415) 567-9000  
F. (415) 399-9480  
[jlew@reubenlaw.com](mailto:jlew@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

***SF Office:***

One Bush Street, Suite 600  
San Francisco, CA 94104

***Oakland Office:***

827 Broadway, 2nd Floor  
Oakland, CA 94607



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**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [mooreurban@aol.com](mailto:mooreurban@aol.com); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Weekly Board Report  
**Date:** Thursday, January 16, 2020 10:35:31 AM  
**Attachments:** [2019\\_01\\_16.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Please see attached.

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

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

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

**Email:** [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

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



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Hollow Revolution Comment re Case No. 2020-000052PCA  
**Date:** Wednesday, January 15, 2020 4:46:48 PM  
**Attachments:** [2020.01.15.Std CEQA Conditions Comment.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Komalpreet Toor <komal@lozeaudrury.com>  
**Sent:** Wednesday, January 15, 2020 2:47 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Richard Drury <richard@lozeaudrury.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>  
**Subject:** The Hollow Revolution Comment re Case No. 2020-000052PCA

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Good afternoon Honorable Members of the Planning Commission:

Attached please find correspondence sent on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California concerning Case No. 2020-000052PCA.

Thank you,  
Komal

--

Komalpreet Toor  
Legal Assistant  
Lozeau | Drury LLP  
[1939 Harrison Street, Suite 150](#)  
[Oakland, CA 94612](#)  
[\(510\) 836-4200](tel:(510)836-4200)  
[\(510\) 836-4205](tel:(510)836-4205) (fax)

Komal [@lozeaudrury.com](mailto:lozeaudrury.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [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 NEW APPOINTMENTS TO FIRE COMMISSION  
**Date:** Wednesday, January 15, 2020 4:34:58 PM  
**Attachments:** [01.15.20 Fire Commission Appointments.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:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, January 15, 2020 2:11 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEW APPOINTMENTS TO FIRE COMMISSION

**FOR IMMEDIATE RELEASE:**

Wednesday, January 15, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES NEW  
APPOINTMENTS TO FIRE COMMISSION**

*Mayor Breed appointed Judge Katherine Feinstein and Mr. Tony Rodriguez to the  
San Francisco Fire Commission*

**San Francisco, CA** — Mayor London N. Breed today announced the appointment of Judge Katherine Feinstein and Tony Rodriguez to the San Francisco Fire Commission. Mayor Breed also reappointed Stephen Nakajo to the Commission. Mr. Nakajo was the Co-Founder and Executive Director of Kimochi, Inc. Senior Center, which serves the needs of the Japanese American senior community, and was first appointed to the Fire Commission in 1996 by Mayor Willie Brown.

The Fire Commission creates and enforces policies to ensure the San Francisco Fire Department operates efficiently and accomplishes its mission of protecting the lives and property of the people of San Francisco from fires and natural disasters; saving lives by providing emergency medical services; and preventing fires through prevention and education programs. Judge Feinstein is replacing Joe Alioto Veronese, for the term ending January 15, 2021. Mr. Rodriguez is replacing Michael Hardeman for a four-year term ending January 15,

2024.

“Our Fire Commission plays an essential role in supporting the Fire Department and creating policies that help keep our City safe and prepared to respond in case of emergency,” said Mayor Breed. “I’m confident that Mr. Rodriguez and Judge Feinstein’s diverse experiences will be an asset to the Commission and that they will remain focused on keeping San Franciscans safe and making sure we’re prepared to respond to the next major fire or natural disaster.”

Feinstein has significant legal and judicial experience as a judge on the San Francisco Superior Court, Vice Chair and member of the California Commission on Judicial Performance, and member of the California Supreme Court’s Domestic Violence Task Force. She has engaged extensively with the San Francisco community, as Vice Chair of the Board of Directors for Edgewood Center for Children and Families, the Medical Board of California, on the Board of Directors of the Commonwealth Club of California, and as a member of the San Francisco Police Commission. Feinstein has a J.D. from UC Hastings and an A.B. in Political Science from UC Berkeley.

“Many thanks to Mayor Breed for the honor and privilege of serving on this very important commission,” said Judge Feinstein. “I look forward to working towards ensuring that the San Francisco Fire Department remains the finest in the world, especially given the expanded and increased demand for their critical services.”

Rodriguez has experience working in fire prevention, with over 35 years in the sprinkler fitting industry. He is on the Executive Board of Sprinkler Fitters Local 483 and is a trustee on the San Francisco Building and Construction Trades Council. Rodriguez is involved in several community service organizations, including the St. Vincent De Paul Society St. Kevin’s Catholic Church. He is a San Francisco resident and grew up in the Excelsior District.

“I look forward to working with my fellow Fire Commissioners, the Fire Department and the City to make sure we continue serving all San Franciscans and keep improving our fire prevention and response efforts,” said Rodriguez. “I want to thank Mayor Breed for the opportunity to serve my city and my community in this new role.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: One Oak Memo  
**Date:** Wednesday, January 15, 2020 4:34:52 PM  
**Attachments:** [Memo to CPC + attachments One Oak.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Sent:** Wednesday, January 15, 2020 11:08 AM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Subject:** One Oak Memo

Hi Jonas,

Per our conversation just now, please circulate the attached memo to the Commissioners regarding the One Oak project that is on the agenda for tomorrow. The memo provides additional detail and context regarding the project's inclusionary obligation, particularly as it relates to the proposed funding of affordable housing at Parcels R, S and U along Octavia Blvd.

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:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support Letter  
**Date:** Wednesday, January 15, 2020 11:00:27 AM  
**Attachments:** [joshgladstone-mrc-letter.pdf](#)

---

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

---

**From:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Wednesday, January 15, 2020 10:47 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Mr.C's Support Letter

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

Hi Bridget,

Here's a letter of support from a resident within our building.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters of Support for 313 Ivy St and 669 Mississippi St. Permits  
**Date:** Wednesday, January 15, 2020 10:24:35 AM  
**Attachments:** [313 Ivy.docx](#)  
[669 Mississippi.docx](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Becca Minkoff <[beccaatwork@gmail.com](mailto:beccaatwork@gmail.com)>  
**Sent:** Tuesday, January 14, 2020 4:16 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Office of Cannabis (ADM) <[officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)>; angel <[brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com)>  
**Subject:** Letters of Support for 313 Ivy St and 669 Mississippi St. Permits

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

To Whom it may concern,

Please see attached for my letters of support for 313 Ivy St and 669 Mississippi St.

Thank you for your time,  
Becca Minkoff

--

Becca Minkoff  
[beccaatwork@gmail.com](mailto:beccaatwork@gmail.com)  
(206) 992-7260

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Grateful Dog's application  
**Date:** Wednesday, January 15, 2020 10:24:18 AM  
**Attachments:** [image001.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Penny Johnson (penjohns) <penjohns@cisco.com>  
**Sent:** Tuesday, January 14, 2020 4:18 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Grateful Dog's application

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

SF Planning Commissioners:

I am writing to encourage you to decline the Grateful Dog's request to be able to use their rear yard as a dog exercise and relief area. No neighbor should be subject to the smell, noise and flies that this business inflicts on the homeowners that surround the yard.

I feel strongly that this business shouldn't be entitled to ruin the outdoor living spaces of the residents that surround them. This business operates 24/7/365 and I feel for my neighbors that suffer at their expense.

Please do the right thing and reject their permit.

Sincerely,  
Penny Johnson





**Penny Johnson**  
PARTNER ACCOUNT MANAGER.SALES  
Sales / Channels  
[penjohns@cisco.com](mailto:penjohns@cisco.com)  
Tel: **+14153781472**

Cisco Systems, Inc.  
United States  
[Cisco.com](http://Cisco.com)



**Think before you print.**

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Please [click here](#) for Company Registration Information.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Potrero Power Station - Case No. 2017-011878  
**Date:** Wednesday, January 15, 2020 10:24:07 AM

---

Commissioners,  
Below is a link to the Responses to Comments document. Please let us know if you would like to receive a hard copy.

*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:** Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>  
**Sent:** Tuesday, January 14, 2020 4:42 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Kern, Chris (CPC) <chris.kern@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>  
**Subject:** Potrero Power Station - Case No. 2017-011878

Hi Jonas,

The FEIR Certification for Potrero Power Station (Case No. 2017-011878) is on the Planning Commission calendar for 1/30.

Here is a link to the Responses to Comments document: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=958705c584ded9188692cc220d2535e980973204867fa8ed097d61aada5237bb&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Please let me know if any of the commissioners would like a hard copy, or a CD.

Thanks,  
Rachel

**Rachel Schuett, Senior Planner**  
**Environmental/Transportation Team, Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9030| [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2417 Green Street  
**Date:** Wednesday, January 15, 2020 10:22:19 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Sent:** Tuesday, January 14, 2020 5:48 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** FW: 2417 Green Street

Please forward this email to all Planning Commissioners.

---

**From:** Poling, Jeanie (CPC)  
**Sent:** Tuesday, January 14, 2020 5:45 PM  
**Subject:** 2417 Green Street

To all interested parties,

The final mitigated negative declaration for the 2417 Green Street project is available at the following link:

<http://citypln-m-extnl.sfgov.org/External/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={E92C67EF-89BB-4380-867B-0358CC4977B8}&fileGUID={16CE94AB-75CF-48D3-AF37-54F851DE6AD3}>

Sincerely,

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-012576CUA - Grateful Dog  
**Date:** Wednesday, January 15, 2020 10:22:08 AM

---

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

---

**From:** Angie Byrd <angiebyrd76@gmail.com>  
**Sent:** Tuesday, January 14, 2020 5:49 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2018-012576CUA - Grateful Dog

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

SF Planning Commissioners:

I am writing to encourage you to decline the Grateful Dog's request to be able to use their rear yard as a dog exercise and relief area. No neighbor should be subject to the smell, noise and flies that this business inflicts on the homeowners that surround the yard.

My friend shares a rear fence with the establishment. She is a responsible neighbor and an avid dog lover, often times fostering dogs for Milo Foundation. She said that there is often over 40 dogs back there, and that the smell and noise is far beyond what any respectful neighbor should have to endure. I am all for supporting small businesses in San Francisco, as long as they operate responsibly; however, I feel strongly that this business shouldn't be entitled to ruin the outdoor living spaces of the residents that surround them, as they have already proven to do. This business operates 24/7/365 and I feel for my friends that suffer at their expense.

Please do the right thing and reject their permit.

Sincerely,

Angie Byrd



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Subject:** FW: Intermediate Length Occupancy - Planning Commission 1/16  
**Date:** Wednesday, January 15, 2020 10:21:22 AM  
**Attachments:** [Intermediate Length Occupancy \(ILO\) - 01.14.20.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Eli Sokol <esokol@starcity.com>  
**Sent:** Tuesday, January 14, 2020 3:39 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Subject:** Intermediate Length Occupancy - Planning Commission 1/16

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

Good Afternoon Jonas,

I am writing on behalf of Starcity to submit to the record the attached document, which summarizes our organization's position on the proposed Planning Code Amendment slated for the agenda at this Thursday's Commission Hearing concerning Intermediate Length Occupancy (Agenda item F-11).

Should you have any questions or require additional information, please do not hesitate to reach out.

Thank you,

Eli Sokol

--

**Eli Sokol** Development  
M 305-439-2235  
[esokol@starcity.com](mailto:esokol@starcity.com)



1020 Kearny St | San Francisco, CA 94133 | [starcity.com](http://starcity.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Fahey, Carolyn \(CPC\)](#)  
**Subject:** FW: Request for Continuance 16.2017-005154CUA  
**Date:** Tuesday, January 14, 2020 12:01:28 PM

---

FYI

*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:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Sent:** Tuesday, January 14, 2020 11:33 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** Request for Continuance 16.2017-005154CUA

Dear Secretary Ionin,

I respectfully request that the Commission please consider continuing item no. 16 (16.2017-005154CUA - 1300 COLUMBUS AVENUE) until the Project Sponsor has presented the project to this District Supervisor and done adequate community outreach.

Sincerely,

Aaron Peskin

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support letter  
**Date:** Tuesday, January 14, 2020 10:46:08 AM  
**Attachments:** [Mr.C's SFCRA letter.docx](#)

---

*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:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Tuesday, January 14, 2020 10:24 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Mr.C's Support letter

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Hi Bridget,

Here's a letter of support from SF Cannabis Retailers Alliance for the file.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support Letter  
**Date:** Tuesday, January 14, 2020 10:45:45 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Tuesday, January 14, 2020 10:40 AM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: Mr.C's Support Letter

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On Tue, Jan 14, 2020 at 10:26 AM Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)> wrote:

Hi Bridget,

Here's a letter of support from the Riddler champagne which occupies the other commercial unit in our building,

Thanks,

Chris Callaway, CEO  
Eureka Sky  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-012576CUA  
**Date:** Tuesday, January 14, 2020 10:45:26 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Meredith Rosenblum <meredith\_rosenblum@yahoo.com>  
**Sent:** Tuesday, January 14, 2020 10:40 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2018-012576CUA

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

To whom it (all) may concern:

This is in regards to Grateful Dog's yard expansion in Cow Hollow.

As a local resident of 16 years, I have seen Grateful Dog go from a small, intimate business to now a large, overcrowded, loud space. I do not believe they hire well-trained individuals to care for their clients; you can often hear yelling. It's not pleasant.

Dogs are often in the yard barking (and that is why their employees yell - to be clear it's aggressive yelling, not, "Fluffy, come inside!").

There have been many unkind instances from this business; I have heard them through neighbors, people/friends who have left to use a different service and I believe there are rumblings on social platforms.

It's one thing to have a small responsible business with a good reputation to pursue this kind of endeavor, but the truth is, nothing they've done in the past few years has proved they can handle it with respect to the surrounding neighborhood and neighbors. They simply don't deserve this space; they don't respect it.

To note: are two spaces close by in the neighborhood that have the same business model, and they are respectful. They both have inside and outside space; well deserved.

Thanks for your consideration of my experience and opinion,

Meredith Rosenblum  
Cow Hollow

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Liang, Xinyu \(CPC\)](#)  
**Subject:** FW: 855 Brannan St. StretchLabs  
**Date:** Tuesday, January 14, 2020 9:30:24 AM  
**Attachments:** [Support letter - planning.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Henry Karnilowicz <occexp@aol.com>  
**Sent:** Monday, January 13, 2020 6:20 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Taylor@lh-pa.com  
**Subject:** 855 Brannan St. StretchLabs

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

Dear Commissions Secretary Ionin,

Attached is our letter in support of StretchLabs project at 855 Brannan Street, San Francisco.

Please distribute this letter to the commissioners.

Thank you!

Kind regards,

[Henry Karnilowicz](#)  
Vice President  
*SomBa* (South Of Market Business Association)

[615 Seventh Street](#)  
[San Francisco, CA 94103-4910](#)  
[415.420.8113 cell](#)  
[415.621.7583 fax](#)



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-012576CUA  
**Date:** Tuesday, January 14, 2020 9:29:39 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Sadia Jania <safzal5@gmail.com>  
**Sent:** Tuesday, January 14, 2020 8:40 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** 2018-012576CUA

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**RE: 2018-012576CUA**

Hello,

I am writing to oppose the Grateful Dog's Conditional Use Authorization. I, and all the homeowners surrounding this business, do not want the Grateful Dog to have an outdoor activity area.

My husband and 2 small children live at 3124 Laguna St and our back deck is next to the Grateful Dog building. We frequently hear barking and howling of dogs even when they're inside.

When the dogs were allowed in the yard, we were subject to the constant noise from the dogs and employees yelling at them to be

quiet but nothing topped the the terrible smell of urine/feces and flies, particularly in warm weather. It made our back deck area completely unusable - which is a shame because our sons, aged 5 and 18 months, could really enjoy the space otherwise.

This business clearly doesn't care about it's neighbors or the law and has not be abiding by the conditions set last year so I see no reason why they should get this additional permit.

It is my strong opinion that this business should not be able to operate in the backyard because in doing so, it strongly and adversely impacts all surrounding neighbors.

Thanks for your time,  
Sadia and Bobby Jania

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)  
**Subject:** FW: Hello from 415 Native (313 Ivy & 669 Mississippi)  
**Date:** Tuesday, January 14, 2020 9:29:26 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** angel <[brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com)>  
**Sent:** Tuesday, January 14, 2020 8:41 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: Hello from 415 Native (313 Ivy & 669 Mississippi)

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Dear Planning Commission,

I copied the draft without the number of neighbors that we met with, my apologies.

At the 667/669 Mississippi project we have held one community meeting so far with about 20 neighbors in attendance and hosted 8 "office hours" where I am available to talk with neighbors on a one-on-one basis. During the office hours only 2 people showed up. Tomorrow we will be hosting a community meeting that we have invited all the neighbors within 300 feet of our 667/669 Mississippi facility as well as attending as many merchant and neighborhood meeting as we could. For 313 Ivy we are fortunate enough to operating an existing business (Fig & Thistle) in the space and the neighbors know us very well. We are hosting a community meeting on the 18th for the neighbors and have addressed any concerns in person as people come in for a drink. Apologies again on sending the unfinished copy of the email.

Best,  
Angel

On Mon, Jan 13, 2020 at 4:20 PM angel <[brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com)> wrote:

Dear Commissioners,

We would like to take an opportunity to introduce ourselves.

We are the owners of 415 Native LLC. Mike Hall, Nguey Lay, and Angel Davis and

we have been friends for nearly 20 years. We are working to open two cannabis dispensaries in the city, one at **313 Ivy Street** in Hayes Valley and the other at **669 Mississippi Street** in Potrero Hill. We will be coming before the commission on January 23rd for the 313 Ivy application for a CUP and on February 6th for the 669 Mississippi location for a DR for our permits.

All three of us, the owners, have deep roots in San Francisco going back a couple of generations. San Francisco is the only home we have known. We grew up here, started our families here and care deeply about our city. Mike runs an after school tennis program at the Boys & Girls Club in the Western Addition and Nguey and I own Fig & Thistle Wine Bar and Fig & Thistle Market together.

The opportunity to apply for these permits through the San Francisco Equity Program feels like it was designed for us. Through all of our personal and business ventures, we have strived to lift up our community and to make sure that our children and our friends children can grow up in a San Francisco that is just as special and unique as the San Francisco we remember from childhood.

We are invested in our community and to that end, we have had several large community meetings and invited our neighbors into our spaces and presented the designs and security plans for each property. We have also met individually with over XX neighbors to answer questions about our proposal. We have presented at merchant association meetings and met with respective police district captains and for feedback on safety. We have also met with District Supervisors to present our plans and to address any concerns that may have been raised with them.

We are confident that our proposal meets the health and safety needs of the neighborhoods and the families that live there. We are more than willing to address any issues of this nature that should arise.

I know all of these things will be documented and presented to you, but we wanted to reach out personally and include a photo so you can put faces to the ink on our application. We would love to have the opportunity to meet with you individually at your convenience as well. We hope 2020 has started off on a positive note for you and look forward to meeting you in person soon.  
Please let us know if you have any questions.

Best,  
Angel Davis, [Mike Hall](#) and Nguey Lay of 415 Native, LLC

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-012576CUA - Graceful Dog  
**Date:** Tuesday, January 14, 2020 9:28:45 AM  
**Attachments:** [letter to city.pdf](#)

---

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Director of Commission Affairs*

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---

**From:** Michelle Wohl <michellewohl@gmail.com>  
**Sent:** Tuesday, January 14, 2020 9:22 AM  
**To:** Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** 2018-012576CUA - Graceful Dog

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Commissioners,  
Please see my letter opposing the Grateful Dog, attached. See you in February. Thank you.  
Michelle

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Demolition of 1420 Taraval (2018-011904PRG)  
**Date:** Tuesday, January 14, 2020 8:32:03 AM  
**Attachments:** [1420 Taraval Street.pdf](#)

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---

**From:** Woody LaBounty <woody@outsidelands.org>  
**Sent:** Tuesday, January 14, 2020 5:52 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>  
**Subject:** Demolition of 1420 Taraval (2018-011904PRG)

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

Commissioners,

Please see attached my letter in opposition to the proposed project at 1420 Taraval Street, on the agenda for January 30. I have great respect for the preservation staff at Planning, but I feel this building should be considered a historic resource with integrity intact.

Thank you for your service to the city and for your attention to one of Taraval Street's last and best early residences.

Woody LaBounty



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN ANNOUNCE THE CITY'S INTENT TO PURCHASE BUILDING IN UPPER MARKET AREA FOR AFFORDABLE HOUSING  
**Date:** Tuesday, January 14, 2020 8:28:17 AM

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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, January 14, 2020 6:06 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN ANNOUNCE THE CITY'S INTENT TO PURCHASE BUILDING IN UPPER MARKET AREA FOR AFFORDABLE HOUSING

**FOR IMMEDIATE RELEASE:**

Tuesday, January 14, 2020

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

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

**MAYOR LONDON BREED AND SUPERVISOR RAFAEL  
MANDELMAN ANNOUNCE THE CITY'S INTENT TO  
PURCHASE BUILDING IN UPPER MARKET AREA FOR  
AFFORDABLE HOUSING**

*Once built, the 100 percent affordable apartment building will likely provide permanently  
affordable housing for low-income seniors*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Rafael Mandelman today announced that the City is in advanced negotiations to purchase the existing building and parcel at 1939 Market Street to convert it to new affordable housing. The project will provide 100% permanently affordable housing and will likely serve low-income seniors in the area. The property is located at the intersection of Duboce Avenue and Market Street.

“Projects like 1939 Market are exactly why we fought for affordable housing in the budget and why we passed the Affordable Housing Bond,” said Mayor Breed. “We need more affordable housing throughout San Francisco so that our low- and middle-income residents



can continue to live here and I'm looking forward to seeing this housing development in the Upper Market area provide new, affordable homes so that our seniors can continue to live in San Francisco and age with dignity."

"District 8 has experienced the second highest level of displacement of all districts over the last decade but has seen little new affordable housing built during that time," said Supervisor Rafael Mandelman. "The acquisition of the 1939 Market Street site will allow us to build desperately needed senior affordable housing units in Upper Market. I am grateful to Mayor Breed for her commitment to ensuring that LGBTQ seniors at high risk of eviction can remain in the Castro."

The City will purchase the property with funds from the Educational Revenue Augmentation Fund (ERAF) and intends to use the 2019 Affordable Housing (Proposition A) funds for future construction of the project. In November, voters passed a \$600 million Affordable Housing Bond to provide funding to build more housing in San Francisco. The Bond included \$150 million for the creation of new affordable senior housing rental opportunities through new construction and acquisition. In 2018, when the City learned it would receive unexpected funds from the State due to excess ERAF, Mayor Breed committed to using a significant portion of the funds to invest in the City's affordable housing programs.

"We are very excited to be in a position to acquire this site for affordable housing in such a transit-rich and centrally located part of the City where developable sites are rare," said Mayor's Office of Housing and Community Development Acting Director Dan Adams. "Once built, 1939 Market Street will add to our ever-expanding portfolio with over 80 new units of permanently affordable housing for seniors where they can age in place with a sense of continuity and grace."

"Openhouse is thrilled to see the City move forward to create more affordable housing for San Francisco seniors," said Karyn Skultety, Executive Director of Openhouse. "While Openhouse and Mercy Housing celebrate our strong communities of residents at 55 and 95 Laguna Street, the City's first and only LGBTQ-welcoming affordable senior housing buildings, our heart breaks every day for the thousands of seniors caught in the housing crisis. We know that almost 3,000 remain on our waitlists alone, that people walk through the door every day facing eviction or living on the streets and that many LGBTQ seniors feel pushed out of a city they helped to build. We look forward to working closely with the City to create a San Francisco that centers our seniors in communities they can trust."

"The opportunity to build more LGBTQ welcoming affordable senior housing and services so close to the Openhouse community housing campus on Laguna Street will establish San Francisco as the leading LGBTQ welcoming senior housing and service center in the country," said Dr. Marcy Adelman, Openhouse Co-Founder. "It takes a combination of political will and community advocacy to develop LGBTQ affirming affordable senior housing. The Mayor and community senior housing advocates have once again shown a willingness to work together to make things happen."

The affordable housing development will be part of the City's Neighborhood Preference program, which Mayor Breed created when she was on the Board of Supervisors. Pending state funding, Neighborhood Preference requires either 25% or 40% of units in new affordable housing developments to be reserved for people living in the district where the development is built or within a half-mile of the project.

Once the land transfers to the City's ownership, the current owners will sign a lease with the City to remain on site for a duration of 24 months. Upon completion of the new affordable housing, the site will be transformed into a mixed-use development with expansive ground-floor activation opportunities.

Following approval of the purchase by the Board of Supervisors and finalization of construction funding, the City will select a developer through a Request for Qualifications process to develop the site.

Mayor Breed has committed to creating affordable senior housing throughout San Francisco, and providing financial assistance for seniors to stay in their homes. The City budget for 2019-20 and 2020-21 includes \$7 million in new funding for housing subsidies for low-income seniors. In addition to the new funding, the City offers rental subsidies for seniors through the Dignity Fund and the Community Living Fund.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Sanchez, Diego \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comment on Agenda item #11 this Thursday, "Residential Occupancy-Intermediate Length Occupancy"  
**Date:** Monday, January 13, 2020 4:14:28 PM

---

*Jonas P. Ionin,  
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**From:** Kalya Paradis <kalyaparadis@gmail.com>  
**Sent:** Monday, January 13, 2020 4:06 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Comment on Agenda item #11 this Thursday, "Residential Occupancy-Intermediate Length Occupancy"

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

Hello,

I would like to start by thanking Aaron Peskin for introducing this legislation.

I am a resident of San Francisco and I have been apartment hunting for my family this past year, as we are currently unhappy with our landlord. I can not tell you how many times we have seen the perfect apartment for our family in our price range, only to find out it is being rented out furnished by Relisto. This has happened to us dozens of times, and we have still not found any apartment that fits our needs this entire past year.

These fully furnished homes are clearly intended for corporate housing and not for long-term residents like myself. It is truly disgusting just how many apartments Relisto and the like are taking off the market. It is incredibly infuriating to be constantly finding intermediate occupancy homes that would otherwise be a good fit. I can only imagine the trickle down impact this has on the entire rental market, especially considering how often this is being done in rent controlled homes in neighborhoods that are already very competitive.

As a progressive city we should not allow these companies and landlords to so flagrantly abuse the system. At a time like this when the rental market is clearly in crisis, I'm asking you to follow through

on this legislation in light of the vast amount of homes that are being taken off the market by these fully furnished intermediate occupancy homes. No true resident or future resident is trying to move into a fully furnished home.

Thank you all,

Kalya Paradis

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: A letter of support, from a local resident (Mr.C's)  
**Date:** Monday, January 13, 2020 12:52:48 PM

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**From:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Monday, January 13, 2020 12:42 PM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: A letter of support, from a local resident (Mr.C's)

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

Hi Bridget,

Here's another letter of support a local neighbor emailed me.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

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

From: **Scott Galston** <[scott.galston88@gmail.com](mailto:scott.galston88@gmail.com)>  
Date: Sun, Jan 12, 2020 at 4:35 PM  
Subject: A letter of support, from a local resident  
To: <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>

Hi Chris,

I walked by the store front of your proposed new location in Hayes Valley this afternoon. To say the least, I am excited.

I'm passionately fond of both Hayes Valley, and the interesting new businesses that are emerging from the cannabis industry in California. So this, to me, is the perfect use of such a lovely retail location, which happily sits 2 blocks from my front door.

I grew up in Scotland and Switzerland, and have spent my career in marketing which brought me to San Francisco. If there is anything I can help with, just let me know.

I look forward to being a loyal and happy customer of yours.

Cheers,  
Scott

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Subject:** FW: Supporting 313 Ivy St cannabis equity partnership  
**Date:** Monday, January 13, 2020 12:05:42 PM  
**Attachments:** [Supporting 313 Ivy St.docx](#)

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---

**From:** Gail Baugh <gailbaugh40@gmail.com>  
**Sent:** Friday, January 10, 2020 3:56 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Dean Preston <deanpreston7@gmail.com>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Craig Hamburg <craig.hamburg@gmail.com>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; angel <brokenspectacles@gmail.com>; nguey lay <nguey lay@msn.com>; mike.hall.tennis@gmail.com  
**Subject:** Supporting 313 Ivy St cannabis equity partnership

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

January 11, 2020

To: Planning Commissioners

Cc: Bridget Hicks, Planner; Office of Cannabis; Supervisor Dean Preston D5; Craig Hamburg, President Hayes Valley Neighborhood Assn

Re: Support for 415 Native LLC, Cannabis equity applicant for CU to open at 313 Ivy Street, San Francisco, CA 94102

Dear Planning Commissioners,

I am writing to support 415 Native LLC to open a retail shop at 313 Ivy Street, a location within the Hayes Valley merchant district. Owners Nguey and Angel has shown community engagement and support since their business Fig and Thistle opened in Hayes Valley. Their business has been a member of the Hayes Valley Neighborhood Assn, sharing their space with HVNA for community events, and provided donations for merchant-friendly events. In particular, Angel and Nguey provided funding for one of the pilot Big Bellies in Patricia's Green, showcasing children's artwork for John Muir Elementary School.

I've known Angel Davis for 20 years and come to know her business partner Nguey since their Hayes Valley business Fig and Thistle opened. I met equity partner Mike Hall informally several years ago through my community work. Mike has shown through his example how he has overcome adversity and injustice through being mentored and mentoring other young people in our community. Through his professional tennis experience and coaching children in our community to learn tennis, he continues to show his commitment to our community and our families. He has proven his capacity to emerge from negative experiences to become an example for a new positive life.

This equity partnership, to be located at 313 Ivy Street, will be an asset to the merchant community. Their existing business at this location has proven their business practices to be sensitive and respectful to the surrounding community. And, as a former retailer myself, I believe we keep the Hayes Valley merchant corridor active, one of the most vibrant in San Francisco, by continuing to provide retail businesses that reflect cultural change.

Stay Gold has the ability to provide the same positive impact that their previous projects have delivered. I believe this cannabis dispensary will contribute to the Hayes Valley merchant community as well as our Hayes Valley community through welcoming access and education for cannabis retail. Please support this unique, local San Francisco cannabis equity business to open in Hayes Valley.

Sincerely,  
Gail Baugh  
Hayes Valley resident and community activist  
Former president of Hayes Valley Neighborhood Association  
[Gailbaugh40@gmail.com](mailto:Gailbaugh40@gmail.com) 415-265-0546

Craig Hamburg  
Hayes Valley resident, community activist, and former business owner  
[Craig.hamburg@gmail.com](mailto:Craig.hamburg@gmail.com)



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 313 Ivy Street Letters of Support  
**Date:** Monday, January 13, 2020 12:05:22 PM  
**Attachments:** [FTA\\_SupportLetters\\_Neighborhood2.pdf](#)

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

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**From:** angel <brokenspectacles@gmail.com>  
**Sent:** Friday, January 10, 2020 4:05 PM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** 313 Ivy Street Letters of Support

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

Please see attached.  
Thank you!

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 313 Ivy Letters of Support  
**Date:** Monday, January 13, 2020 12:04:50 PM  
**Attachments:** [FTM\\_Support\\_Neighborhood3.pdf](#)

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*Jonas P. Ionin,  
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**From:** angel <brokenspectacles@gmail.com>  
**Sent:** Friday, January 10, 2020 4:15 PM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 313 Ivy Letters of Support

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Please See Attached

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 313 Ivy Street Letters of Support  
**Date:** Monday, January 13, 2020 12:04:29 PM  
**Attachments:** [FTA\\_SupportNeighbors4.pdf](#)

---

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---

**From:** angel <brokenspectacles@gmail.com>  
**Sent:** Friday, January 10, 2020 4:21 PM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** 313 Ivy Street Letters of Support

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

Please see attached

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters Of Support  
**Date:** Monday, January 13, 2020 12:04:18 PM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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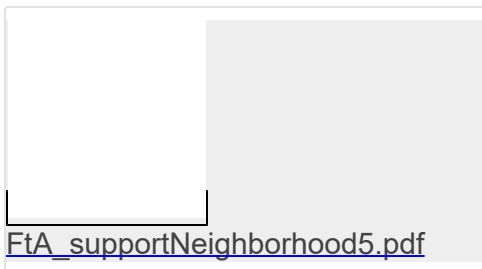
[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** angel <brokenspectacles@gmail.com>  
**Sent:** Friday, January 10, 2020 4:43 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** Letters Of Support

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

Please See Attached



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support letter for Mr.C's 500 Laguna  
**Date:** Monday, January 13, 2020 12:04:06 PM  
**Attachments:** [Greg's support letter for Mr. C.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:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Friday, January 10, 2020 4:50 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>  
**Subject:** Support letter for Mr.C's 500 Laguna

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

Hi Bridget,

Here's another support letter for the Mr.C's file.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of support for 415 Native LLC  
**Date:** Monday, January 13, 2020 12:03:56 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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---

**From:** Jennifer Laska <jennlaska@me.com>  
**Sent:** Saturday, January 11, 2020 11:54 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; brokenspectacles@gmail.com; Angel Davis <angel@figandthistlesf.com>  
**Subject:** Letter of support for 415 Native LLC

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Dear Planning Commissioners,

I am writing to show support for 415 Native LLC, a cannabis equity applicant group applying for a conditional use to open up a cannabis retail location at 313 Ivy Street, San Francisco, California 94104. I have known the applicants for a very long time and are familiar with their business practices and commitment to the community.

Owners Mike, Nguey and Angel care about the community they are in and conduct business in an upstanding and respectable manner. They have been given the opportunity to open a cannabis retail location at 313 Ivy Street through the Equity Program, a program designed by the city of San Francisco to foster the equitable participation in the cannabis industry and to help create business opportunities for those negatively impacted by the war on drugs. Mike, is an equity business owner and longstanding member of the community who runs a youth tennis program and works in cannabis advocacy. Nguey and Angel, owners of the Fig and Thistle Market and Wine Bar have been working in small business for over 6 years now in both the food and beverage industry as well as the cannabis industry. They have been friends for over 20 years and are all from the city, together you have a group of people that have already proven their commitment to creating a space both welcomed by the

neighborhood and customers alike and dedication to the community and to the betterment of the city. Stay Gold has the ability to provide the same positive impact that their previous projects have delivered.

It is my opinion that this cannabis dispensary will be an asset to the community and I want to support their efforts to provide a safe and welcoming space for cannabis access and education. Please help keep San Francisco special and commerce local by allowing small businesses like this one to operate and thrive in the community.

Sincerely,

Jennifer Laska  
467 Oak St.  
San Francisco, CA 94102

**From:** [CPC-Commissions Secretary](#)  
**To:** [Ajello Hoagland, Linda \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to 1420 Taraval Demolition (2018-011904CUA)  
**Date:** Monday, January 13, 2020 11:57:32 AM

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

---

**From:** Jeanine Donohue <jttilo@icloud.com>  
**Sent:** Sunday, January 12, 2020 6:44 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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>  
**Subject:** Opposition to 1420 Taraval Demolition (2018-011904CUA)

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To the Planning Commission:

As a neighbor who lives around the corner from 1420 [Taraval](#) Steet, I write in opposition to the proposed conditional use authorization (2018-011904CUA) for the demolition of the historic house built in 1907 at 1420 [Taraval](#) and the proposed 4-story, multi-unit replacement structure. 1420 [Taraval](#) is an integral part of the character of our neighborhood and is one of the oldest and most intact houses. Demolishing this distinctive example of early Parkside architecture would negatively impact the look and feel of the Parkside district. I urge the Planning Commission to deny the conditional use authorization for this project.

Thank you for your consideration.

Sincerely,

Jeanine Donohue  
2339 25th Avenue  
SF, CA 94116



Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mr.C's Support letters  
**Date:** Monday, January 13, 2020 11:56:06 AM  
**Attachments:** [Mr.C's Support Letters \(15\).pdf](#)

---

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

---

**From:** Chris Callaway <chris1callaway@gmail.com>  
**Sent:** Monday, January 13, 2020 8:45 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Mr.C's Support letters

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

Hi Bridget,

Attached are 15 more support letters for the Mr.C's project from people who work in the neighborhood. More coming this week!

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Regarding 2018-012576CUA - The Grateful Dog  
**Date:** Monday, January 13, 2020 11:55:54 AM

---

*Jonas P. Ionin,  
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---

**From:** Mariana Babadjov <mariana@partners1993.com>  
**Sent:** Monday, January 13, 2020 8:50 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Regarding 2018-012576CUA - The Grateful Dog

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

Regarding 2018-012576CUA - The Grateful Dog

To Whom It May Concern:

I am strongly opposing the conditional use authorization for the Grateful Dog outdoor activity area.

We share a common fence, our address is 1868 Greenwich St. We've been immediate neighbors of The Grateful Dog since they established the business. We opposed at that time having a dog care business next to us, but lost. I started writing e-mails to them in 2016 concerning the urine odors, the constant noise (even barking in the middle of the night!), and the swarm of flies, and the fact that we could not use our backyard anymore, neither to keep our windows open. Ernie Cervantes, their general manager in 2016 said that they would take care of it, but the issue was not solved.

Please consider our opinion on that matter. Thank you,

--

*Mariana Babadjov*

**From:** [CPC-Commissions Secretary](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Grateful Dog Permit: reference-2018-012576CUA  
**Date:** Monday, January 13, 2020 11:55:46 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Caroline Johnson <cjohnson622@gmail.com>  
**Sent:** Monday, January 13, 2020 10:40 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; mkilicent.johnson@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Grateful Dog Permit: reference-2018-012576CUA

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

Hello All,

I am writing to oppose the Grateful Dog's Conditional Use Authorization. I, and all the homeowners in the are of this business, do not want The Grateful Dog to have an outdoor activity area.

I share a back fence with The Grateful Dog at 3126A Laguna Street and am within earshot of this business. The noise level from this establishment is beyond loud, even with the dogs inside. Dogs barking, employees screaming at the dogs etc...

With dogs moving outside to the yard, I am subject to constant barking, more employee yelling, the terrible smell of urine and feces

and lots of flies. I am unable to enjoy any quiet time on my back deck as a result.

This business does not care about it's neighbors or the law and has not been abiding by the conditions set forth last year so I see no reason why they should be granted this additional permit.

It is my strong opinion that this business should not be able to operate in the backyard where so many homeowners are impacted

Thank you for your time.

Sincerely,

Caroline Johnson

Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: One OAK at 1/18/2020 meeting Support of project Case# 2009.0159  
**Date:** Monday, January 13, 2020 11:55:27 AM

---

*Jonas P. Ionin,  
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---

**From:** Dennis Hong <dennisj.gov88@yahoo.com>  
**Sent:** Monday, January 13, 2020 10:48 AM  
**To:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Jacinto, Michael (CPC) <michael.jacinto@sfgov.org>  
**Subject:** One OAK at 1/18/2020 meeting Support of project Case# 2009.0159

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

Good morning Mr. Perry, I trust you are doing well, Happy New Year. Dennis here.

Please use this email in addition to both my emails of 7/17/2015 and 1/10/2017 in full support of this One Oak Project. I'm still in full support of the One Oak Project. It has taken to long to get this much needed Project approved. We need this housing. I have reviewed in draft the current Executive Summary, but was unable to see the RTC to see if my comments were included, but trust they have been. The internet has not been good to me. Especially my concerns with Safety, Dust as pointed out in my email of 7/17/2015.

Too much time has gone by since 07/17/2015, and several other projects may need to be added to the concurrent project list, especially the "Better Market Street" and maybe a few others. If you need, I can forward my earlier emails.

To all, please chime back to me if you have any questions to this One Oak Project and my email.

All the best, Dennis



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Supporting Fig & Thistle  
**Date:** Monday, January 13, 2020 11:55:09 AM

---

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)

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

From: sarah young <[sarahabigail@me.com](mailto:sarahabigail@me.com)>  
Sent: Monday, January 13, 2020 11:10 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Office of Cannabis (ADM) <[officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)>; [brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com); Earl Speas <[earlspeas@mac.com](mailto:earlspeas@mac.com)>  
Subject: Supporting Fig & Thistle

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Dear Planning Commissioners,

January 12, 2020

We are writing to support Fig & Thistle in their plan to open a cannabis retail business at 313 Ivy. We have gotten to know Angel Davis over the last year and have seen how much commitment she has in making Hayes Valley a great community. We don't personally know Mike and Nguey, but the Fig and Thistle wine bar has been a favorite spot of ours for a few years, and all 3 people are united in their love of our Hayes Valley neighborhood. These 3 people have contributed in other ways to support our community, like working with local youth and working in various small businesses in the neighborhood.

We want to support the application for this group to open a cannabis retail business at the current Fig & Thistle location. We think Angel, Nguey and Mike would be the best choice for managing this because of their history in the neighborhood. In addition, as far as I know, there are no other cannabis retail shops in Hayes Valley. A cannabis dispensary should be safe and welcoming, and should be a place with access to education; and we believe that this group would provide an excellent asset to our community.

Sincerely,  
Sarah Young and Earl Speas  
516A Oak Street  
San Francisco, CA 94102



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Ajello Hoagland, Linda \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to Demolition and Replacement Of 1420 Taraval Street, 2018-011904CUA  
**Date:** Monday, January 13, 2020 11:32:45 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** INGE HORTON <ingehor@pacbell.net>  
**Sent:** Saturday, January 11, 2020 10:59 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** Opposition to Demolition and Replacement Of 1420 Taraval Street, 2018-011904CUA

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

Members of the Planning Commission,  
As a longtime resident of the Sunset, a member of The Sunset Parkside Education and Action Committee (SPEAK) and the former chair of the Sunset Architectural and Historic Inventory Committee (SAHRIC) I have been involved in historic preservation for many years. For example, my committee of SAHRIC conducted a survey of historic buildings in the Outer Sunset west of Sunset Boulevard with private and government funding and published several booklets about the results.

The proposed demolition of 1420 Taraval is very troubling for me for several reasons. First, the demolition will result in the loss of one of the few still existing historical buildings along Taraval Street. This loss can never be reversed.

Secondly, it will delete one of two historic buildings which are testimony of how the early commercial strips in the Sunset emerged, with mixed use buildings. It will quite likely also lead to the demolition of the adjacent building. Although 1420 Taraval appears to have retained its integrity, it is currently neglected - probably with the intent of demonstrating the need for demolition - but could be renovated to match the adjacent building.

Thirdly, it will delete one affordable dwelling unit while San Francisco is in a housing crisis. One may think that it is just one unit but one unit being demolished after another has contributed to the current crisis. The replacement building is proposed to have three dwelling units - probably market rate - and commercial space on the ground floor. Taraval Street, like many other Neighborhood Commercial streets, has many vacancies which do not contribute to the image of a thriving commercial street. You really should not increase their number with approving another store. A few blocks west of the subject site is a relatively new three story mixed use building (1600-1614 Taraval) which has stood empty for several years, the commercial floor as well as the residential units. Across the street is a new four story mixed use building where half of the commercial ground floor is not occupied for quite a while.

Thank you for paying attention to these concerns about 1420 Taraval and please save this historic house from demolition.

Sincerely,

Inge Horton

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)  
**Subject:** FW: 1776 Green Street, San Francisco CA (2018-011430CUA)  
**Date:** Monday, January 13, 2020 11:31:48 AM  
**Attachments:** [Cushing 1716.docx](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** C A Mackenzie <camack2@comcast.net>  
**Sent:** Saturday, January 11, 2020 4:09 PM  
**To:** Cushing, Stephanie (DPH) <Stephanie.Cushing@sfdph.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1776 Green Street, San Francisco CA (2018-011430CUA)

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

Please see attached regarding the Subject noted above.  
Candace Anne Mackenzie

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Monday, January 13, 2020 11:27:58 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Al Sargent <asargent@stanfordalumni.org>  
**Sent:** Sunday, January 12, 2020 12:29 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** 2018-010655DRP / 2169 26th Avenue

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

Dear Planning Commissioners,

I am a resident of the Richmond District and I am fully supportive of my fellow resident Kai Chan who wants to maximize the number of new homes on this huge lot at 2169 26th Avenue. I request that you DO NOT TAKE discretionary review and APPROVE the project.

We face a housing crisis in our city. Our population has grown, but our housing stock has not. As a result, young people need to pay exorbitant rents. Teachers, firemen, and other essential personnel cannot afford to live in the city they serve. We have no affordable housing in which to shelter the homeless.

And why? Let's look at the attached petition, on page 37 of the attached.

Apparently this new project would not maintain the "visual interests" of the neighborhood. It would be "incompatible" with new buildings and would be "disruptive to the neighborhood character".

Let's put this into perspective: three households are being denied housing because of the delicate

aesthetics of Alma & Steve Landi, Alex Wong, and Eileen Roddy.

What matters more: a roof over one's head -- or "visual interests"?

San Francisco is a city known for tolerance of differences -- visual or otherwise. This whole argument about being "disruptive to neighborhood character" feels like a slippery slope to being an excuse for racism.

To me, the opposition to this development is the height of selfishness. Let people build housing so our fellow residents can have a roof over their head.

Thank you,

Al Sargent [2018-010655DRP-03\(1\).pdf](#)  
275 18th Avenue, SF

[asargent@stanfordalumni.org](mailto:asargent@stanfordalumni.org) | +1 650 269 2176

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [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 \*\*\* REPORT FINDS SFUSD "STAY OVER PROGRAM" SUCCESSFUL IN HELPING HOMELESS FAMILIES  
**Date:** Monday, January 13, 2020 11:18:22 AM  
**Attachments:** [01.13.20 BVHM Controller's Report.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, January 13, 2020 9:33 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* REPORT FINDS SFUSD "STAY OVER PROGRAM" SUCCESSFUL IN HELPING HOMELESS FAMILIES

**FOR IMMEDIATE RELEASE:**

Monday, January 13, 2020

Contact: Mayor's Office of Communications, 415-554-6131; and Carolyn Goossen, Office of Supervisor Hillary Ronen, 415-370-5621

**\*\*\* PRESS RELEASE \*\*\***  
**REPORT FINDS SFUSD "STAY OVER PROGRAM"**  
**SUCCESSFUL IN HELPING HOMELESS FAMILIES**

*Controller's Office evaluation found overnight shelter at Buena Vista Horace Mann School provides families experiencing homelessness with a safe place to sleep at night, especially families who are Latino and speak Spanish, and has successfully connected families to housing resources*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Hillary Ronen today received the Controller's evaluation of the Buena Vista Horace Mann (BVHM) Stay Over Program (SOP) for homeless families, located at the Mission District K-8 school. The City Performance Unit of the Controller's Office conducted an evaluation of SOP to understand how it works, who it serves, and how well it helps San Francisco Unified School District (SFUSD) families experiencing homelessness or housing insecurity obtain more stable housing situations. They found that the expansion of the program in April 2019 significantly increased program utilization and cost effectiveness. The shelter has served 59 families since opening, with nearly two-thirds of families exiting from the program on the path to secure housing, with 40% of individuals moving into transitional housing and six individuals renting their own

place.

SOP allows families experiencing homelessness to stay overnight in the school gymnasium. Through the program, families are connected to the Department of Homelessness and Supportive Housing's (HSH) Coordinated Entry Access Points to help them secure more stable housing. The shelter operates seven days a week, from 7:00pm to 7:00am on school days and 5:00pm to 10:00am on weekends and school breaks, and includes all-night staffing, food, and supportive services.

"The expanded Buena Vista Horace Mann Stay Over program provides a safe place for families experiencing homelessness, and I'm glad we were successful in expanding the program to serve families throughout our school district," said Mayor Breed. "Our goal is to get families placed in permanent housing, and the program at BVHM helps us reach those families who are experiencing homelessness to get them connected to services and into homes."

"I am incredibly grateful to the Buena Vista Horace Mann school community for coming up with the concept of the Stay Over Program, for offering their school space for our most vulnerable families to lay their heads at night, and for working with my office to develop this innovative model," said Supervisor Hillary Ronen. "For over two years, my office has worked closely with BVHM, the school district, the Department of Homelessness and Dolores Street Community Services to create this program, and I am thrilled to see the positive results. The Stay Over Program not only enables us to provide much needed emergency services and refuge to housing insecure students and their families, but it has also addressed the needs of a population who the city has not previously been able to effectively serve—Latino Spanish-speaking families."

The report found that 74% of individuals connected through the SOP identified as Latino and at least 32% speak Spanish as their primary language. The Controller's Office found that the program has provided a culturally responsive service that directly meets the needs of Spanish-speaking families experiencing homelessness or housing instability for the first time.

The Controller's Office also found that the services at the SOP include unique features not present in other congregate emergency family shelters. For example, the BVHM shelter provides language services, showers on site, a secure storage area, and families can reserve space at the shelter for multiple days at a time. The Controller's Office found that nearly all participating families were assessed at an Access Point, where families can access the system of care and available resources.

In 2017, SFUSD identified 64 families whose children are students at BVHM and lacked safe and stable housing. In November 2018, following significant advocacy from the BVHM leadership and school community, the City entered into a partnership with SFUSD to pilot the shelter at BVHM. The pilot program initially allowed for up to 20 families with children enrolled in BVHM experiencing homelessness to stay overnight in the school gymnasium.

Soon after the launch of the program, Mayor Breed, Supervisor Ronen, SFUSD, HSH, and Dolores Street teams recognized the SOP had capacity to serve more families beyond BVHM alone. In February 2019, Mayor Breed sent a letter to SFUSD's Board of Education urging the School Board to approve the expansion of SOP. Following the advocacy of Mayor Breed, Supervisor Ronen, and the BVHM school leadership, SFUSD Superintendent Matthews

requested that the SOP be open to other families experiencing homelessness who have students enrolled in SFUSD schools.

As a result, the San Francisco Board of Education voted to expand the shelter program to serve families with students in all SFUSD schools instead of just families with students at BVHM. Mayor Breed and the Department of Homelessness and Supportive Housing identified the funding to operate the program for the 2019-20 and 2020-21 school years.

Once the SOP opened to all SFUSD students in April 2019, overnight occupancy increased significantly, reaching a monthly average occupancy of 65%, up from an average 5% before April.

In 2018, SFUSD identified 1,806 students experiencing homelessness. Using a school gym to temporarily house families experiencing homelessness or housing insecurity who have children attending that school or another school in the district is a new model for San Francisco and the country and an innovative strategy to support the needs of homeless families seeking immediate refuge.

“Whenever the City implements new programs, it’s important to ask ourselves whether funds are being spent wisely and judiciously,” said City Controller Ben Rosenfield. “We’re proud of our office’s efforts to support and inform the networks and programs that serve the most vulnerable families in San Francisco. Ensuring government accountability will continue to be our focus as the City works to address access to stable housing for our residents.”

“We are encouraged by the early findings in the Controller’s Office evaluation,” said Jeff Kositsky, Director of HSH. “The pilot expands access to our system of care for vulnerable families who might not otherwise have been connected to resources. Programs like this, which bring resources of the community through innovative partnerships, are critical.”

“We know that kids who lack a stable place to sleep at night are less likely to show up ready to learn. Homelessness is a barrier to learning, and is at the center of our immediate work as educators. We looked deeply at this need and in partnership with our District Supervisor Ronen brought our community together around the idea of opening our gym at night to families without other options. The outcome has meant less families on the street, safer students, and growing trust with our most vulnerable families,” said Nicholas Chandler, the School Social Worker at Buena Vista Horace Mann K-8 School.

“All of us at Dolores Street Community Services are proud of the extensive and strong collaborative case management model that we have built in partnership with the Department of Homelessness and the school district for SOP families,” said Laura Valdez, Executive Director of Dolores Street Community Services, the non-profit organization that runs the Stay Over Program. “We are humbled by the resilience of the families at the Stay Over Program and their determination to have an exit out of homelessness. Yesterday, one of our families who had been at the SOP for several months, a grandmother raising her young granddaughter, received the keys to their new apartment. We can’t forget that homelessness is a traumatic event in a child’s life that has an impact on their education, health, sense of safety, and overall development. As we move forward the work of the Stay Over Program, we will continue to center the right of every child to have a home.”

“It is critical as educators that we support our families most in need,” said SFUSD Board of



Education President Stevon Cook. “We are grateful for the partnerships of the school, district, and City to come up with innovative solutions to the struggles that too many families are facing in San Francisco right now.”

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support  
**Date:** Friday, January 10, 2020 3:54:45 PM

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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

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

---

**From:** Chris Callaway <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>  
**Sent:** Friday, January 10, 2020 3:18 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Fwd: Letter of Support

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

Hi Bridget,

Here's another letter of support for Mr.C's from a former law enforcement officer.

Thanks,

Chris Callaway, CEO  
Mr.C's  
415-802-6160

Here's another

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

From: **Christopher E** <[ceggers@clavusgroup.com](mailto:ceggers@clavusgroup.com)>  
Date: Thu, Jan 9, 2020 at 7:57 PM  
Subject: Letter of Support  
To: <[chris1callaway@gmail.com](mailto:chris1callaway@gmail.com)>

Chris,

I'm writing the following letter in support of your current venture. I'm hoping you can forward to Bridget Hicks. I apologize for emailing this, but I am traveling currently and wanted to make sure this got into her hands.

Bridget,

I am writing in unconditional support of Mr. C's to be located at 500 Laguna. As a Resident of the Tenderloin District, I am no stranger to crime. I feel extremely passionate about the safety of the community here in The City and want its residents and businesses to thrive in a safe environment.

It is also important to mention that I am an expert in criminal activity and crime prevention. I have been certified in conducting Security Audits and Crime Prevention Through Environmental Design through the American Crime Prevention Institute. And in my 11 years of active local Law Enforcement experience, I have seen neighborhoods change for the better and for the worse.

I fully support Mr. C's opening at 500 Laguna because I understand fully well that the security implemented (and regulated by the Bureau of Cannabis Control and the Office of Cannabis) by this dispensary and it's managers will have an immediate positive impact on the neighborhood and it's stake holders.

Security features set forth by the BCC and the Office of Cannabis are intended to provide a safe environment for all. But it takes just one pass by any number of dispensaries in The City to see that loitering, blight and quality of life issues are almost always non existent. But drive passed the 1000 block of Market Street where a liquors store USED TO BE and you will see all of these issues and more. But never in front of Cannabis facilities in The City.

Chris Callaway and his team understand what it takes and means to be part of a community and bring value to it. As a resident of The City, it is my hope that a permit to operate is granted. As an expert in crime, safety and security, I know that it should be.

Respectfully,

Chris Eggers  
11+ years Law Enforcement  
San Francisco Resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2017-011878: SPUR Endorsement of Potrero Power Station  
**Date:** Friday, January 10, 2020 3:54:31 PM  
**Attachments:** [SPUR endorses The Power Station.pdf](#)

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**From:** Kristy Wang <[kwang@spur.org](mailto:kwang@spur.org)>  
**Sent:** Friday, January 10, 2020 3:28 PM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; 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:** Tina Chang <[tc@associatecapital.com](mailto:tc@associatecapital.com)>; Enrique Landa <[e5@associatecapital.com](mailto:e5@associatecapital.com)>; Francis, John (CPC) <[john.francis@sfgov.org](mailto:john.francis@sfgov.org)>; Schuett, Rachel (CPC) <[rachel.schuett@sfgov.org](mailto:rachel.schuett@sfgov.org)>  
**Subject:** 2017-011878: SPUR Endorsement of Potrero Power Station

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

Dear Planning Commissioners:

For your 1/30/20 meeting, please find attached the project endorsement letter from SPUR's Project Review Advisory Board for the Potrero Power Station Mixed-Use Project.

Do not hesitate to contact me if you have any questions.

Best,  
Kristy

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

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [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 GOVERNOR GAVIN NEWSOM'S PROPOSED BUDGET FOR FISCAL YEAR 2020-21  
**Date:** Friday, January 10, 2020 2:24:48 PM  
**Attachments:** [01.10.20 Governor Newsom's Budget.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:** Friday, January 10, 2020 2:22 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON GOVERNOR GAVIN NEWSOM'S PROPOSED BUDGET FOR FISCAL YEAR 2020-21

**FOR IMMEDIATE RELEASE:**

Friday, January 10, 2020

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON GOVERNOR GAVIN  
NEWSOM'S PROPOSED BUDGET FOR FISCAL YEAR 2020-21**

**San Francisco, CA** — Mayor London N. Breed today issued the following statement regarding Governor Gavin Newsom's proposed state budget for Fiscal Year 2020-21.

“Governor Newsom’s proposed budget rightfully recognizes that cities and counties up and down the state are struggling to help people experiencing homelessness. I applaud his commitment to continue providing state funding to help us care for our residents and get people off the streets and into housing. I am especially glad to see the proposed budget prioritizing our behavioral health system, since we are working hard in San Francisco to help our most vulnerable residents who are experiencing mental illness, substance use disorder, and homelessness.

We are making progress connecting people to services, building more shelters and Navigation Centers, and adding more affordable and permanent supportive housing, but we still have a lot more work to do. This proposed funding will help us develop more affordable housing units,

provide additional rental subsidies, and stabilize board and care homes.

I'm looking forward to working with Governor Newsom, our state delegation in Sacramento, and our Bay Area partners to ensure these financial resources are distributed in a way that supports our strategic efforts and the critical work we're doing to make progress on our city-wide and regional goals."

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support- 313 Ivy Street in San Francisco  
**Date:** Friday, January 10, 2020 2:18:28 PM  
**Attachments:** [415 Native LLC.pdf](#)

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**From:** Tim Larson <tcl2101@gmail.com>  
**Sent:** Friday, January 10, 2020 2:16 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; brokenspectacles@gmail.com  
**Subject:** Letter of Support- 313 Ivy Street in San Francisco

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

Dear Planning Commission,

Please see my letter of support regarding 313 Ivy attached to this email.

Sincerely,

Tim Larson



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for January 16, 2020  
**Date:** Friday, January 10, 2020 1:38:52 PM  
**Attachments:** [20200116\\_cal.docx](#)  
[20200116\\_cal.pdf](#)  
[CPC Hearing Results 2020.docx](#)  
[Advance Calendar - 20200116.xlsx](#)

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Commissioners,  
Attached are your Calendars for January 16, 2020.

Please note the Election of Officers under Commission Matters.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 313 Ivy Letter of Support  
**Date:** Friday, January 10, 2020 1:36:47 PM  
**Attachments:** [Doc 01-10-2020 13-04-11.pdf](#)

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**From:** Tyler Tiedeman <tytiedeman1@gmail.com>  
**Sent:** Friday, January 10, 2020 1:11 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; brokenspectacles@gmail.com  
**Subject:** 313 Ivy Letter of Support

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

Attached is my support letter of 313 Ivy.

Please contact me with any questions or concerns.

Tyler Tiedeman  
[TyTiedeman1@gmail.com](mailto:TyTiedeman1@gmail.com)  
2110 Jackson St, San Francisco, CA 94115

Regards,  
Tyler

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Supporting the Sustainable Neighborhood Framework!  
**Date:** Friday, January 10, 2020 12:16:03 PM

---

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---

**From:** Ryan Saraie <ryansaraie101@gmail.com>  
**Sent:** Friday, January 10, 2020 10:38 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Fisher, Lisa (CPC) <lisa.fisher@sfgov.org>  
**Subject:** Supporting the Sustainable Neighborhood Framework!

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

Hello SF Planning Commission,

This is a day late, but I'm sending this email in support of the San Francisco Planning Department's proposed Sustainable Neighborhood Framework, as presented at yesterday's Commission meeting at 1 PM. As a resident of San Francisco fearing the worst in the climate crisis's impacts on city-wide heat waves, potential water shortages, and biodiversity loss, this program presented by the Planning Department lists a strong set of programs and essentially represents an environmental future that I would want in the city.

Best,  
Ryan Saraie

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-023145CWP: Sustainable Neighborhood (support from SF Environment)  
**Date:** Friday, January 10, 2020 12:15:48 PM

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Director of Commission Affairs*

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---

**From:** Fisher, Lisa (CPC) <lisa.fisher@sfgov.org>  
**Sent:** Thursday, January 09, 2020 6:18 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2019-023145CWP: Sustainable Neighborhood (support from SF Environment)

Hello Commissioners.

Please see the below statement of support that SF Environment staff had sent for me to read after the presentation.

- Cyndy is the Climate Program Manager
- Eden is the Senior Green Building Coordinator and leads the Municipal Green Building Task Force

Best,  
Lisa

Lisa Fisher  
Senior Urban Planner, Resilience + Sustainability Lead  
San Francisco Planning Department, Citywide Division  
Direct: 415-575-8715

---

**From:** Brukman, Eden (ENV) <[eden.brukman@sfgov.org](mailto:eden.brukman@sfgov.org)>  
**Sent:** Thursday, January 09, 2020 10:01 AM  
**To:** Comerford, Cyndy (ENV) <[cyndy.comerford@sfgov.org](mailto:cyndy.comerford@sfgov.org)>; Fisher, Lisa (CPC) <[lisa.fisher@sfgov.org](mailto:lisa.fisher@sfgov.org)>

*Lisa,  
Please see a brief statement that you can read on our behalf. Apologies for not being able to be there in person.  
Congratulations on this milestone~*

The Sustainable Neighborhood Program and Framework takes a comprehensive approach to codify

critical sustainability themes into a tangible and practicable process. It provides a consistent starting point for developers in San Francisco to integrate necessary strategies for climate action and address broad community needs.

The Sustainable Neighborhood Program and Framework directly aligns with the city's 0-80-100-Roots Climate Action Framework, which defines ambitious climate and sustainability goals in four key areas:

- zero waste – prioritizing reducing, reusing, recycling, and composting, with nothing going to landfill or incineration;
- 80% of trips to be via sustainable transportation by 2030, such as public transit, carpool, bike, or on foot;
- 100% renewable energy, also by 2030; and
- carbon sequestration.

When these goals are achieved, the city will benefit from cleaner air, fewer vehicles on the road, a more reliable transit system, more bike lanes and pedestrian-friendly networks, highly efficient homes and businesses powered by 100% clean electricity, a robust urban tree canopy and green spaces, improved soil health and a regenerative ecosystem.

Climate solutions are inextricably linked to land use and the adequate supply of high-quality affordable housing. Guiding growth through well-coordinated land use and transportation planning within the framework of equity, resilience and climate supports sustainable, healthy, and vibrant communities.

The Climate Program at the Department of the Environment applauds this effort by the Planning Department. We look forward to our continued collaboration to refine the Sustainable Neighborhood Program and Framework and its applications.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-023145CWP: Sustainable Neighborhood (SFPUC statement of support)  
**Date:** Friday, January 10, 2020 12:15:43 PM

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Director of Commission Affairs*

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---

**From:** Fisher, Lisa (CPC) <lisa.fisher@sfgov.org>  
**Sent:** Thursday, January 09, 2020 6:20 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2019-023145CWP: Sustainable Neighborhood (SFPUC statement of support)

Hello Commissioners.  
Please see the below statement of support that SFPUC wastewater manager Sarah Minick sent for me to read after the presentation.

Best,  
Lisa

Lisa Fisher  
Senior Urban Planner, Resilience + Sustainability Lead  
San Francisco Planning Department, Citywide Division  
Direct: 415-575-8715

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**From:** Minick, Sarah <[SMinick@sfwater.org](mailto:SMinick@sfwater.org)>  
**Sent:** Thursday, January 09, 2020 10:12 AM  
**To:** Fisher, Lisa (CPC) <[lisa.fisher@sfgov.org](mailto:lisa.fisher@sfgov.org)>

Hi Lisa,

Sorry that I can't make it in person!

Hope this can help:

"SFPUC Wastewater strongly supports the Sustainable Neighborhood Framework. Making development projects aware of requirements and city family goals early in the process encourages

innovation and helps ensure better outcomes for residents. We are eager to see projects push above and beyond the regulatory requirements in the areas of stormwater management and flood resilience and the Sustainable Neighborhood Framework is an important tool for making that happen”.

Good luck!

Sarah

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-023145CWP: Sustainable Neighborhoods Item; 2019-023145CWP  
**Date:** Friday, January 10, 2020 12:15:25 PM

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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)

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**From:** Sara Greenwald <saragreenwald2@gmail.com>  
**Sent:** Thursday, January 09, 2020 12:50 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Fisher, Lisa (CPC) <lisa.fisher@sfgov.org>  
**Subject:** 2019-023145CWP: Sustainable Neighborhoods Item; 2019-023145CWP

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Commissioners,

As a San Franciscan concerned about our climate and a member of the SF Climate Emergency Coalition volunteer group, I am delighted to see that you plan to take strong action to heighten the sustainability of our neighborhoods. In view of the climate emergency, officially recognized by the city on April 2 of last year, urgent action is our only choice.

The report you are considering is a hopeful sign of a key requisite for our emergency response: coordinated action among all city departments. SF Environment, SFPUC, the Mayor's Office and others must prioritize cooperation.

I urge attention to the need for building decarbonization, construction without natural gas. Construction with natural gas (i.e. methane, a potent cause of climate change) is prohibited in municipal buildings and disincentivized in private buildings. Retrofits to existing gas-using buildings should already have begun, according to SFE calculations, so it will need to happen quickly when it does.

Another necessary change discussed in the SFE report Focus 2030 is greatly enhanced use of public



transit, which requires greatly improved public transit service. Neighborhood sustainability plans must include strong support for public transit that is timely, convenient, inexpensive, safe, reliable, and available to all.

The Sustainable Network Framework is a challenge to San Francisco's municipal government. Siloing and non-cooperation among and between elected officials, city operations departments, agencies responsible for planning and delivery have too frequently halted our emergency plans. I look forward to seeing you reach out across traditional lines to get the city's climate emergency response underway.

Thank you,  
Sara Greenwald

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support 313 Ivy Street  
**Date:** Friday, January 10, 2020 12:15:15 PM  
**Attachments:** [313 Ivy Letter of Support.pdf](#)

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**From:** Nichole <nicholeace1@hotmail.com>  
**Sent:** Thursday, January 09, 2020 1:37 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Angel Davis <brokenspectacles@gmail.com>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; brokenspectacles@gmail.com  
**Subject:** Letter of Support 313 Ivy Street

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Please see attached letter of support. Thank you.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support 669 Mississippi Street  
**Date:** Friday, January 10, 2020 12:15:05 PM  
**Attachments:** [669 Mississppi Letter of Support to Print.pdf](#)

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**From:** Nichole <nicholeace1@hotmail.com>  
**Sent:** Thursday, January 09, 2020 1:38 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Angel Davis <brokenspectacles@gmail.com>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** Letter of Support 669 Mississippi Street

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

Please see attached letter of support. Thank you.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Project  
**Date:** Friday, January 10, 2020 12:00:10 PM  
**Attachments:** [1776 Green Project.pdf](#)

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

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**From:** Kyoko Watanabe <kyoko44@gmail.com>  
**Sent:** Thursday, January 09, 2020 5:30 PM  
**To:** Cushing, Stephanie (DPH) <Stephanie.Cushing@sfdph.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1776 Green Project

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Please see attached

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Letter For 313 Ivy Street  
**Date:** Thursday, January 09, 2020 11:41:18 AM

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**From:** angel <[brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com)>  
**Sent:** Thursday, January 09, 2020 11:33 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Office of Cannabis (ADM) <[officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)>  
**Subject:** Fwd: Support Letter For 313 Ivy Street

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

From: **angel** <[brokenspectacles@gmail.com](mailto:brokenspectacles@gmail.com)>  
Date: Thu, Jan 9, 2020 at 9:08 AM  
Subject: Support Letter For 313 Ivy Street  
To: Hicks, Bridget (CPC) <[bridget.hicks@sfgov.org](mailto:bridget.hicks@sfgov.org)>

Please see attached.



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 743 Vermont DR requestor supplemental material  
**Date:** Wednesday, January 08, 2020 3:40:19 PM  
**Attachments:** [Combined letter with declarations - 743 Vermont.pdf](#)

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**From:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Sent:** Wednesday, January 08, 2020 3:29 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** 743 Vermont DR requestor supplemental material

Jonas,  
These did not make it into the commissioners ' packets. Could you please forward to them?  
Thanks.

David Winslow  
Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400 | San Francisco, California, 94103  
T: (415) 575-9159