

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Petition Opposing 1420 Taraval Demolition (2018-011904CUA)
Date: Wednesday, January 29, 2020 2:07:52 PM
Attachments: [Petition Opposing 1420 Taraval Demolition.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Evan Rosen <er@sonic.net>
Sent: Wednesday, January 29, 2020 12:20 PM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; 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: Petition Opposing 1420 Taraval Demolition (2018-011904CUA)

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Linda, Jonas, Myrna, Joel, Sue, Frank, Milicent, Kathrin, and Dennis,

Please see attached Petition Opposing the proposed demolition of the 1907 house at 1420 Taraval (2018-011904CUA) which is #18 on tomorrow's agenda as a conditional use authorization.

Thank you.

Evan Rosen
2371 25th Ave.
415-566-8556

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 CELEBRATES OPENING OF CAR FREE MARKET STREET
Date: Wednesday, January 29, 2020 11:21:46 AM
Attachments: [01.29.20 Better Market Street Car-Free.pdf](#)

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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, January 29, 2020 11:21 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES OPENING OF CAR FREE MARKET STREET

FOR IMMEDIATE RELEASE:

Wednesday, January 29, 2020

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

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

**MAYOR LONDON BREED CELEBRATES OPENING OF
CAR-FREE MARKET STREET**

Effective today, Market Street will be closed to private vehicle traffic, making the street safer for bicyclists and pedestrians

San Francisco, CA — Mayor London N. Breed today celebrated the opening of a car-free Market Street. This transformation, paired with numerous other improvements along the corridor, will improve safety and ensure Muni reliability along 2.2 miles of the City's most traveled street. Mayor Breed was joined by community leaders, department staff, and members of the advocacy community for a ribbon cutting and ride along Market Street in the Muni Boat Tram.

This initial effort to improve Market Street is enabled by the San Francisco Municipal Transportation Agency's (SFMTA) Quick Build program, which Mayor Breed championed in 2019. The Quick Build program will accelerate the implementation of much needed safety improvements. The decision to make Market Street car-free was a core component of the Better Market Street Plan, which was approved by the SFMTA Board of Directors in October after a years-long design, community feedback, and approval process. Half of the City's top

ten intersections for injury collisions involving people walking or biking are on Market Street, making the transition to a car-free Market especially vital and urgent.

“After years of discussion, activism, and planning, 2020 is the year we will truly put people first on Market Street,” said Mayor Breed. “Starting today, San Francisco’s main civic boulevard will be returned to pedestrians, bicyclists, and transit riders—making it safer for everyone who uses it and helping us make progress on our Vision Zero and climate goals.”

The implementation of car-free Market Street is part of a broader effort in San Francisco to redesign our streets to move more people on public transit, and ensure those walking and biking can do so safely. These efforts are necessary to ensure San Francisco can continue to grow and help move people sustainably and efficiently.

Market Street is now car-free eastbound from 10th to Main Streets and westbound from Steuart Street to Van Ness Avenue. In addition to restricting private vehicles, the Quick Build effort includes extending Muni-only lanes, new loading zones and much-needed intersection safety improvements.

“The Market Street project helps us meet two key goals: moving more people by eliminating congestion delay on our most important transit corridor, and improving safety on the street with five of our top-ten, high-injury intersections,” said Jeffrey Tumlin, SFMTA Director of Transportation.

“Since my time on the Board of Supervisors, I’ve been an advocate for a better Market Street that prioritizes public transit, walking and biking over car traffic,” said Senator Scott Wiener (D-San Francisco), who supported the Better Market Street project when he was on the Board of Supervisors. “I’m thrilled to see Market Street finally go car-free after years of hard work from advocates to get this done. I want to thank Mayor Breed for her leadership on this.”

“Car-free Market Street has been years in the making and could not be more urgently needed,” said Assemblymember David Chiu (D-San Francisco). “Prioritizing transit, cycling, and pedestrians over private vehicles will decrease congestion, improve public transit reliability, and make our downtown safer for all.”

“The transformation of Market Street is the kind of bold change that will encourage more San Franciscans to try biking and improve safety for everyone,” said Brian Wiedenmeier, Executive Director, San Francisco Bicycle Coalition. “Years of outreach and planning went into making today possible, and we’re grateful to Mayor Breed for her leadership in getting us here.”

“Today, San Francisco joins cities around the world that are creating streets that put people—and safety—first,” said Jodie Medeiros, Executive Director, Walk San Francisco. “We’re grateful to Mayor Breed for her leadership in making this long-time dream a reality, and San Francisco will be a safer and stronger city because of it.”

Today’s highly anticipated change provides a path forward for longer-term construction improvements to make Market Street safer for those walking or on bikes, speed up Muni, and improve loading and delivery for businesses. In addition to safety benefits, going car-free on Market Street will prioritize transit on a street that sees upwards of 200 buses per hour during peak times. With bus lines branching throughout San Francisco, boosting Muni’s reliability on

Market Street will positively affect transit across the entire city.

The Better Market Street Project is a comprehensive planning and decision-making collaboration between numerous City agencies. San Francisco Public Works is leading the multi-agency project in partnership with SFMTA, the San Francisco Planning Department, the San Francisco County Transportation Authority, the San Francisco Public Utilities Commission, the Office of Economic and Workforce Development and the Mayor's Office on Disability.

Construction on the full project is expected to start in late 2020 or early 2021. For project details, please visit the Better Market Street San Francisco website:

<http://www.bettermarketstreetsf.org/>

About Better Market Street

The City's multi-agency project is a transformational redesign of San Francisco's busiest pedestrian, bicyclist and transit corridor. Better Market Street, which stretches from Steuart Street to Octavia Boulevard, will be built in phases to enhance safety for people traveling down Market Street, improve transit and create a vibrant and inclusive destination where people want to live, work and visit.

The Better Market Street project team held multiple public open houses and ongoing meetings over the past few years with businesses, residents, developers, Community Benefit Districts, neighborhood associations, and advocacy groups representing pedestrians, cyclists, transit riders and people with disabilities. The project team has a longstanding and diverse Community Working Group that meets regularly.

Quick Build elements of Better Market Street include:

- Making Market a car-free zone east of 10th Street.
- 100 new cross-street passenger and commercial loading zones to accommodate safe loading.
- Peak hour loading restrictions on Market Street to reduce conflicts between people on bicycles, transit and commercial vehicles.
- Extending existing transit-only lane east from Third to Main Street, the segment of Market with the most transit service, and making it Muni-only (taxis and non-Muni buses will no longer be allowed).
- Installing painted safety zones at eight intersections to make crossing the street safer.
- Adding bicycle intersection improvements at Eighth, Page, Battery, and Valencia streets.

###

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: 333 12th Street Continuance
Date: Wednesday, January 29, 2020 9:30:56 AM

Commissioners,

Please be advised that staff is requesting the above referenced item to be continued to Feb. 13th.

*Jonas P. Ionin,
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From: Conner, Kate (CPC) <kate.conner@sfgov.org>
Sent: Tuesday, January 28, 2020 5:13 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>
Subject: 333 12th Street Continuance

Hi everyone,

Carly and I spoke to the sponsor today and they are going to be preparing additional materials that we need to review with the City Attorney's office and Senior staff. Can we continue this item to 2/13/20 please?

Thanks

Kate

**Kate Conner, Principal Planner
Special Projects and Policy**
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6914 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comment January 9 thru January 23, 2020
Date: Wednesday, January 29, 2020 9:29:00 AM
Attachments: [2019 463 DR .pdf](#)
[463 Scan.pdf](#)

*Jonas P. Ionin,
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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Tuesday, January 28, 2020 3:32 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: General Public Comment January 9 thru January 23, 2020

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

Dear President Koppel, VP Moore and fellow Commissioners:

Attached is the Request for Discretionary Review that I filed for the 2019 Permit revising the project at 463 Duncan Street.

Unfortunately my check was returned two weeks after I filed and there was no DR hearing, which is why I have taken the three weeks to talk about it.

[This project is a very poor template.](#)

Since the Code no longer has Minimum Parking Requirements, the Commission and Staff and Project Sponsors/Architects have the leeway to densify using the square footage in garages.

I also attached a screenshot of the approved revision plans and an annotated rendering of the rear of the project.

(I did not include the Board of Appeals Order as mentioned in the DR Request.)

The issue of a full lot excavation (loss of natural rear yard, egress, etc) and the efficient use of interior space in *speculative alterations* are pertinent to projects in the RH neighborhoods, which as

you know is most of the City.

Full lot excavations and efficient use of interior space are two of the issues.

The other three are: Neighborhood Character; Demo Calcs and Relative Affordability; and How Projects Densify.

Thank you.

Sincerely,

Georgia Schuttish

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 801 Corbett ADU Nightmare
Date: Wednesday, January 29, 2020 9:27:51 AM
Attachments: [helollbaccoqpdng.png](#)
[cikokmniqifhecc.png](#)
[ddcdfkfnfjfiell.png](#)
[kfgqhdcfahbnphd.png](#)
[njfdhbcjkdncbbpq.png](#)
[cgeffcamnljilji.png](#)
[gpilanfnjnohhjd.png](#)
[bbccikmlpapojcia.png](#)
[nbnmebbieeokbjia.png](#)

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

Sent: Wednesday, January 29, 2020 6:53 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Sayed, Khaled M. (KGO-TV) <Khaled.M.Sayed@abc.com>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Jennifer Fieber <jennifer@sftu.org>; Renee Curran <sfmeancat@yahoo.com>; Dan.Noyes@abc.com; KPIXNEWSASSIGN.EDITORS@CBS.COM; KTVU2Investigates@foxtv.com; stories@nbcbayarea.com; breakingnews@kron4.com; metrodesk@sfchronicle.com; acooper@sfchronicle.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Woodrow, Melanie <Melanie.Woodrow@abc.com>; Cityattorney <Cityattorney@sfcityatty.org>; office@greensteinmcdonald.com; Roger Dawson <rogercpost@icloud.com>; pmatier@sfchronicle.com; projecthome@cbs.com; votedean2019@gmail.com; Chen, Josephine (CPC) <josephine.chen@sfgov.org>; PIC, PLN (CPC) <pic@sfgov.org>; theunit@nbcbayarea.com; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>

Subject: 801 Corbett ADU Nightmare

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

Dear Members of the Board of Supervisors, Planning Commission and Mayor Breed,

Because of Scott Wiener's ill thought out ADU, nightmares like this happen last night:





I was awakened in a panic tonight as my smoke detector alarm went off and not seeing smoke I immediately thought it might be carbon monoxide so I called the fire department. It didn't turn out to be carbon monoxide or fire, it was several smoke alarms failing simultaneously here in the building. A couple of months ago the smoke detectors were replaced and at the time I asked for a better one which met with groans about extra expense. Earlier this evening several smoke alarms mysteriously started failing simultaneously in different units. The fire department told us that something was wrong with the detectors but they weren't sure exactly what, they said the batteries seemed OK. I have stayed up all night tonight because without a smoke alarm I dare not doze off without this essential protection.

The guy who bought our building to ADU it for a quick profit, Newport Beach based (registered Republican) Mark Hyatt (aka MEH Pioneer, LLC) has a bad history of building ownership and fire, just reference this newspaper article:

The San Mateo County Times - 2013

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



Several of us seniors now live in fear because of Mark E. Hyatt's (aka MEH Pioneer, LLC) troubled history with his Woodside building burning and causing death. Mr. Hyatt has never returned any of the dozens of calls made and emails I have sent to him regarding harassment by his developer Joe Peters, neglected building maintenance issues, or flooding emergencies. Not even a response regarding a large dripping water damage hole in the **fire sprinkler section** of our garage ceiling that wasn't repaired for 10 months.



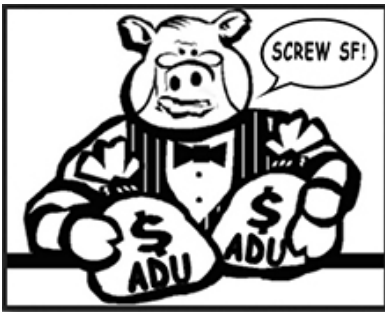
This person Mark E. Hyatt (aka MEH Pioneer, LLC) cannot be trusted with the well-being of tenants here in San Francisco. If he can't properly manage this building or the one in Woodside, then it is highly likely that his ADU plans for our garage will become a disaster. His history speaks for itself.

When he submits his ADU planning application to the Planning Commission **IT MUST BE REJECTED** for the well-being of all of us that call San Francisco home.

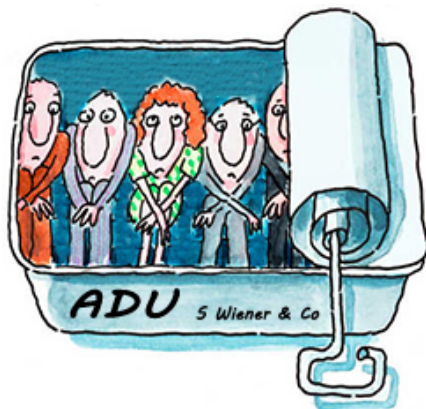
For over a year I have been pleading with all of you to do something about the abuse of the ADU. Why has there been no action to reform the ADU? Thousands of us suffer every day from unscrupulous developers in search of a swift million dollar profit by ravaging our buildings with a total disregard for tenant's well being and with only an interest in a quick flip.

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

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



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



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

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

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

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

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

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

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



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



It allows me to live my life in quiet peace, manage my pain and maintain my mobility and independence. If an ADU were allowed in the garage, not only would it take away access to my car so badly needed for my health issues, but the construction noise will be intolerable for me and my fellow residents who live directly

on top of the garage. This building has very thin floors and the concrete garage is an echo chamber that will be excruciating if there is continuous construction for two years. **I would not be able to tolerate 2 years of extreme noise/shock/vibration. It would surely be my death sentence as the stress would give me a heart attack.** Noise is a health factor which is just as deadly as pollution, carcinogens and cholesterol.

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



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

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

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



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

I believe he is doing all this because he perceives me as being old and perhaps easily intimidated. He is attacking those of us who are most vulnerable. **Is this Elder Abuse? Someone needs to investigate this.**

As I get ready to mail my \$1900 rent, it sickens me that my own money is being used against me, to pay Joe Peters to harass me, maybe to make donations to Trump and to put gas into Mr. Hyatt's enormous, hideous, CO2 belching Cadillac Escalade.

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

tenants who live here.

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

Sincerely,

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

Cell: (650) 218-5431

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 1420 Taraval Demolition (2018-011904CUA)
Date: Wednesday, January 29, 2020 9:27:02 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Katherine Hirzel <khirzel@impactvid.com>
Sent: Tuesday, January 28, 2020 1:12 PM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; 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)

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

To the Planning Commission:

I oppose 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. This significant house is right around the corner from me, and I can't stress enough how important 1420 Taraval is to the character of our Parkside neighborhood. 1420 Taraval is one of the oldest and most intact houses from the early days of Parkside. Many of us pass this house every day in that it is in a high-profile stretch of our neighborhood.

Currently 1420 Taraval is housing several renters paying **below market rent**. To demolish this affordable housing to build market rate housing makes no sense. The property tax on 1420 Taraval is currently 1,869.32/ year. With a low tax base, the landlord can afford to rent 1420 Taraval below market. The proposed 4-story multi-unit structure can not be affordable, because the owner will have to recover the new tax base and cost of construction. The Planning Commission will be swapping affordable housing with market-rate housing as well as erasing our Parkside neighborhood history.

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.

Also, I sent the Planning Department a check for \$40 several months ago so that the staff would mail me notices and updates related to this project. Planning cashed my check but never sent me one notice. Clearly, something is wrong with this process.

Thank you for your consideration.

Sincerely,

Kathy R. Hirzel
2371 25th Ave
415-566-8556

From: [CPC-Commissions Secretary](#)
To: [Schuett, Rachel \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DNA Support Vote - Dogpatch Power Station - Tuesday, 9/10/19
Date: Wednesday, January 29, 2020 9:26:53 AM
Attachments: [2019.09.10 - Support Vote - Dogpatch Power Station.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Bruce Kin Huie <brucehuie@me.com>
Sent: Tuesday, January 28, 2020 4:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Enrique Landa <e5@associatecapital.com>; Susan Eslick <susan.thebookkeeper@gmail.com>; Jon Lerner <jonlerner@gmail.com>
Subject: FW: DNA Support Vote - Dogpatch Power Station - Tuesday, 9/10/19

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SF Planning Commissioners and City Staff –

With the upcoming Planning Commission EIR hearing planned for Thursday, 1/30/20 on the Power Station in Dogpatch – I did want to resend the DNA letter of support posted in September 2019.

Best regards –

BRUCE KIN HUIE
mobile: +1-415-308-5438
skype: brucehuie
twitter: @brucehuie
email: brucehuie@me.com

From: Bruce Kin Huie <brucehuie@me.com>

Date: Tuesday, September 10, 2019 at 11:34 PM

To: <commissions.secretary@sfgov.org>, <myrna.melgar@sfgov.org>, <joel.koppel@sfgov.org>, <frank.fung@sfgov.org>, <richhillissf@gmail.com>, <milicent.johnson@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>

Cc: Susan Eslick <susan.thebookkeeper@gmail.com>, Jared Doumani <jared@doumani.net>, vanessa r aquino <vanessa.r.aquino@gmail.com>, <john.francis@sfgov.org>, <jon.lau@sfgov.org>, Mathew Kochmann <mk@associatecapital.com>, Enrique Landa <e5@associatecapital.com>

Subject: DNA Support Vote - Dogpatch Power Station - Tuesday, 9/10/19

September 10th, 2019

SF Planning Commissioners -

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

Background

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

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

Support Vote

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

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

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

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

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

Best regards,
Bruce Kin Huie - President
Dogpatch Neighborhood Association
Email: brucehuie@me.com
Twitter: @brucehuie
Web: <http://www.mydogpatch.org>
Facebook: <https://www.facebook.com/DogpatchNeighborhoodAssociation>

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 \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: FW: SFHAC Support for 657 Harrison
Date: Wednesday, January 29, 2020 9:26:23 AM
Attachments: [SFHAC Project Scorecard_657 Harrison Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Nico Nagle <nico@sfhac.org>
Sent: Tuesday, January 28, 2020 5:26 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SFHAC Support for 657 Harrison

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

Good evening,

Attached is SFHAC's Project Scorecard for One Vassar's 657 Harrison Street. This scorecard outlines our support of the project.

Nico Nagle | Pronouns: He/Him
Development Associate | San Francisco Housing Action Coalition
Development Associate | Bay Area Housing Advocacy Coalition
95 Brady Street, San Francisco, CA 94103
Office: (415) 541-9001 | Cell: (650) 793-5825
Email: nico@sfhac.org | Web: sfhac.org

SFHAC advocates for the creation of more housing, at all levels of affordability, for Bay Area residents, present and future. [Check us out.](#)

From: [Campbell, Cathleen \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Washington, Delvin \(CPC\)](#)
Subject: 2018-014127DRP Letters of Concern Packet Update
Date: Tuesday, January 28, 2020 5:58:53 PM
Attachments: [2018-014127DRP-Updated Packet.pdf](#)
[Letters of Concern.pdf](#)

Hi Commissioners,

Please find below request to forward letters of concern for 2643 31st Ave.
The DR packet has been updated to reflect the letters within the Public Comment table.
A copy will be provided at Thursday's Hearing.

Public Comment

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	16	0
Neighborhood groups	0	0	0

Katy

Cathleen Campbell, Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8732 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ellen Tam <tamfamily2636@gmail.com>
Sent: Monday, January 27, 2020 10:15 PM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Cc: pxy@comcast.net; antonetta.b.yun@kp.org; sffoodie@sbcglobal.net; larec99@gmail.com; lindahoeck@gmail.com
Subject: Proposed Project at 2643-31st Avenue, SF - Application Number 201808147292

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Hi Cathleen,

I am writing in regards to the Discretionary Review Packet that you and your team had put together for the upcoming Discretionary Review on Thursday, January 30, 2020. As you are well aware, EIGHTEEN neighbors on our block have signed a PETITION IN OPPOSITION TO THIS PROJECT. We have also submitted SEVERAL LETTERS from neighbors who are in opposition to this project. I read the Discretionary Review Packet and I would like to know why it says that ZERO neighbors are opposed to this project? PLEASE EXPLAIN.

Also, in addition, you and your team did not add any of our letters into the Discretionary Review Packet and you did not add our petition as well. I had emailed you the petition along with all of these letters several months ago and you had confirmed receipt of all of them. I still have a record of all the emails from you. I feel that this is extremely unfair to all the neighbors on our block since the documentation of our opposition to this project is clearly being ignored. I request that you include all of our letters along with our signed petition in the DR Packet. I have attached copies of both items with this email. I expect you to make all the necessary changes before the hearing on Thursday. Thank you for your prompt attention to this matter.

Sincerely,
Ellen Tam
2636-31st Avenue, SF

From: [Silva, Christine \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: RE: Corrected Minutes - CPC January 16, 2020
Date: Tuesday, January 28, 2020 4:41:39 PM
Attachments: [20200116_cal_min_corr2.pdf](#)
[20200116_cal_min_corr2.docx](#)

Hi Commissioners – I apologize for the inconvenience, but there was one additional error that we've since correct. Please see attached.

Thank you,
Christine

From: Silva, Christine (CPC)
Sent: Monday, January 27, 2020 4:47 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: Corrected Minutes - CPC January 16, 2020

Hi Commissioners – There were two errors in the draft minutes originally sent to you. Please see attached corrected minutes, corrections in red.

Thank you,
Christine

Christine Silva
EPR Project Lead
Permit Center Team

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

From: [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 \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Case No. 2019-014893DRP-02
Date: Tuesday, January 28, 2020 4:31:22 PM
Attachments: [Case No 2019-014893DRP-02.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Yan, Calvin (BOS) <calvin.yan@sfgov.org>
Sent: Tuesday, January 28, 2020 3:02 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Case No. 2019-014893DRP-02

Hi Jonas,

Please review letter of support from Supervisor Peskin regarding Case No. 2019-014893DRP-02 152 Geary Street.

Calvin Yan | 甄錦浩
Legislative Aide | 市參事助理
Office of Supervisor Peskin | 市參事佩斯金辦公室
Office: 415-554-7450
Direct: 415-554-7453
calvin.yan@sfgov.org
Sign up to receive our newsletter [here](#)!

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 ON THE INDICTMENT OF PUBLIC WORKS DIRECTOR MOHAMMED NURU
Date: Tuesday, January 28, 2020 2:35:18 PM
Attachments: [01.28.20 Director Nuru.pdf](#)

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, January 28, 2020 2:29 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ON THE INDICTMENT OF PUBLIC WORKS DIRECTOR MOHAMMED NURU

FOR IMMEDIATE RELEASE:

Tuesday, January 28, 2020

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

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

**MAYOR LONDON BREED ON THE INDICTMENT OF
PUBLIC WORKS DIRECTOR MOHAMMED NURU**

San Francisco, CA — Mayor London N. Breed released the following statement on the news that Director of Public Works Mohammed Nuru has been indicted on federal charges:

“These allegations against Mohammed Nuru are extremely serious, and we will cooperate fully with any investigation. The City Administrator placed Mohammed Nuru on administrative leave effective Monday evening, and she will soon announce an interim leadership strategy for the Department of Public Works. I’m asking the City Attorney and the Controller to conduct a thorough review of any implicated City contracts or other decisions and to investigate any suspected violations of the law or the stringent guidelines and rules that ensure the integrity of our contracting process.

We do not know all the facts of the case at this moment and what will transpire through this investigation going forward. Nothing matters more than the public trust, and each and every one of us who works for the City must hold ourselves to the highest standard. I accept nothing less for myself or for those who serve in this Administration, and I will do everything I can to ensure that those who fail to uphold that standard are held accountable.”

###

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, 1735 Polk - CUA Application# 2019-014039
Date: Tuesday, January 28, 2020 2:01:45 PM
Attachments: [Scan2.pdf](#)
[1735 polk letter of support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Chris Vance <vance13@gmail.com>
Sent: Tuesday, January 28, 2020 11:36 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Fwd: Letters of Support, 1735 Polk - CUA Application# 2019-014039

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Dear Commissions Secretary,

Please see below email and additional letters of support.

Thank you,

Chris

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

From: **Christopher E** <ceggers@clavusgroup.com>
Date: Tue, Jan 28, 2020 at 10:50 AM
Subject: Letters of Support
To: Chris Vance <vance13@gmail.com>, chris@madriverwellness.com
<chris@madriverwellness.com>

Chris,

Please see the attached two letters of support. In addition, please feel free to read, share, pass along ect the following:

To whom it may concern,

As a San Francisco resident, I fully support Mad River Wellness opening on Polk Street. I frequent this area often with family and friends and see the benefit this would bring my community.

Speaking as a Crime Prevention expert and a recognized Burglary Prevention Expert, I know the added benefits that this business will bring to the community. The community will benefit immediately from added lighting, well training security guards, staff, and procedures. Chris and his team understand the importance of protecting visitors, clients, guests, staff ect.

Again, I fully support this venture as a member of this community and recognize the benefit that will be shared by others should their permit be granted. Thank you.

Chris Eggers

From: [Ionin, Jonas \(CPC\)](#)
To: [Francis, John \(ECN\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of support, Potrero Power Station
Date: Tuesday, January 28, 2020 1:52:47 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Cynthia Gómez <cgomez@unitehere2.org>
Sent: Monday, January 27, 2020 4:05 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Josephine Radbill <jradbill@unitehere2.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; David Noyola <david@npgsf.com>
Subject: Re: Letter of support, Potrero Power Station

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(Resending because I found a typo in the spelling of Commissioner Diamond's name -- my apologies.)

On Mon, Jan 27, 2020 at 4:02 PM Cynthia Gómez <cgomez@unitehere2.org> wrote:

Dear Commissioners,

This letter is in support of the proposed mixed-use project at 1201 Illinois, commonly referred to as the Potrero Power Station. Many different uses comprise this project, including a hotel which would make very creative use of some of the building elements of the decommissioned power station. We have signed an agreement with the project sponsor regarding the jobs at this hotel, specifically a guarantee for a fair and neutral process for the eventual hotel workers if they wish to be represented by a union. Agreements such as these continue to create a path for the hardworking people in the hospitality industry to fight for respect and dignity on the job, affordable health care benefits, a dignified retirement, and a living wage. We will speak in support of the project this Thursday and join other community stakeholders in asking for your support.

Thank you,

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

--

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Weissglass, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Equinox Spa
Date: Tuesday, January 28, 2020 1:51:51 PM
Attachments: [Letter to Oppose Equinox Spa Permit.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: spike <spikekahn@gmail.com>
Sent: Monday, January 27, 2020 5:29 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Equinox Spa

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

January 30, 2020

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

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

-
Dear President and Members of the Planning Commission:

My name is Spike Kahn, and I am the founder of Pacific Felt Factory arts space in the Mission, and a member of United to Save the Mission (USM.) I have lived in the Mission since 1984. I want to express my support with USM and ask that you deny 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.

peace,

Spike Kahn, Founder

www.pacificfeltfactory.com

+1 415 935 3641 (USA/WhatsApp)

spikekahn@gmail.com

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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: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FREE TAX PREPARATION SERVICES AND LOCAL TAX CREDIT FOR LOWER-WAGE WORKERS AND FAMILIES
Date: Tuesday, January 28, 2020 1:51:39 PM
Attachments: [01.28.20 Free Tax Assistance and Working Families Credit Announcement.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, January 28, 2020 5:37 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FREE TAX PREPARATION SERVICES AND LOCAL TAX CREDIT FOR LOWER-WAGE WORKERS AND FAMILIES

FOR IMMEDIATE RELEASE:

Tuesday, January 28, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES FREE TAX
PREPARATION SERVICES AND LOCAL TAX CREDIT FOR
LOWER-WAGE WORKERS AND FAMILIES**

Free tax centers help filers get more money back and apply for local, state, and federal tax credits. All eligible families are encouraged to apply for the San Francisco Working Families Tax Credit.

San Francisco, CA — Mayor London N. Breed and the San Francisco Human Services Agency (HSA) began the tax filing season by announcing that free community tax assistance centers are now open to help San Franciscans maximize their refunds and apply for the San Francisco Working Families Credit (WFC). The WFC increases economic security for low-income working families by providing a local tax credit of up to \$250.

“Families struggling to make ends meet aren’t always aware of tax credits they deserve. Nobody should miss out on their full refund because they can’t afford a tax professional,” said Mayor Breed. “We’re taking the stress out of filing season by making tax experts accessible and helping families apply for the Working Families Credit so they can keep more of what

they've earned.”

The City's tax season initiatives include \$1.55 million in funding for local credits. The WFC offers low- and moderate-income working families with children up to \$250 cash back to help cover day-to-day expenses such as utilities, rent, and child care. When combined with state and federal tax credits, the WFC can help families receive up to \$9,600 in tax credits. San Francisco created the WFC in 2005 and is one of a few cities in the country to offer a local tax credit.

Prior to this year, the WFC was limited to a one-time benefit per household. New for this tax season, the one-time rule has been eliminated. All eligible families are encouraged to apply again. To qualify, households must have a 2019 income of no more than \$56,000, claim the federal [Earned Income Tax Credit](#) (EITC), and submit an application to HSA. More than 6,200 San Francisco families are eligible for the WFC.

“Tax credits are among the nation's largest and most effective anti-poverty programs. Our local credits have placed more than \$10 million back into the wallets of hard working San Franciscans,” said Trent Rhorer, Executive Director of the San Francisco Human Services Agency. “The Working Families Credit is no longer limited to a one-time benefit. We're excited to get the word out for families to take a second look and apply again.”

On average, American [taxpayers spend nearly \\$200](#) to have a tax professional file their return. San Francisco's free tax assistance centers allow filers to maximize their refunds through tax credits and avoid preparation fees.

Free tax preparation is available to people who cannot afford professional services from a paid tax preparer and to older adults, those with limited English proficiency, and people with disabilities who require assistance. Internal Revenue Service (IRS) certified tax experts prepare tax returns, answer questions, and determine if filers qualify for tax credits such as the EITC and WFC.

The IRS estimates that nearly one out of five eligible people miss out on the EITC because they do not know that they qualify, or do not know where to find free tax filing assistance. Last year, more than 10,000 returns were filed at San Francisco's free tax assistance centers.

Free tax assistance is available at select HSA client service centers and more than 30 San Francisco [neighborhood locations](#) in partnership with United Way Bay Area. Filers with a combined household income of \$56,000 or less in 2019 are eligible for the service.

To have their taxes prepared, residents should bring income documents from all jobs worked throughout 2019 as well as their social security number, bank account numbers, a valid photo ID, and reportable expenses such as child care. In addition to free tax help, HSA can connect filers to no-fee bank accounts, credit repair services, and financial education coaching. The deadline to file is April 15, 2019.

Free Tax Assistance Centers:

Services available are through April 15th at the following HSA client service centers:

- 1235 Mission Street
- 170 Otis Street
- 3120 Mission Street

- 1800 Oakdale Avenue

Open weekdays, 8:00 am – 5:00 pm.

To download Working Families Credit applications and find additional free community tax assistance center locations, visit FreeTaxHelpSF.org, or call 2-1-1 to find free tax centers and schedule appointments.

-

###

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 *** SAN FRANCISCO KICKS OFF YEARLONG CELEBRATION OF GOLDEN GATE PARK'S 150th ANNIVERSARY
Date: Tuesday, January 28, 2020 1:48:33 PM
Attachments: [01.28.20 Golden Gate Park 150 Kick-Off.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, January 28, 2020 11:16 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO KICKS OFF YEARLONG CELEBRATION OF GOLDEN GATE PARK'S 150th ANNIVERSARY

FOR IMMEDIATE RELEASE:

Tuesday, January 28, 2020

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

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

**SAN FRANCISCO KICKS OFF YEARLONG CELEBRATION
OF GOLDEN GATE PARK'S 150th ANNIVERSARY**

Volunteers planted 150 trees, part of 150 improvement projects underway in the park during 2020. Key partnerships, events and attractions were unveiled, including details for the free Community Day on April 4th

San Francisco, CA — Mayor London N. Breed and the San Francisco Recreation and Parks Department today hosted Golden Gate Park's 150th Anniversary kick-off event. They announced that concerts, special exhibits at museums and gardens, and a parkwide Community Day on April 4th, 2020 are among the attractions planned for the yearlong celebration of Golden Gate Park's sesquicentennial.

Mayor Breed joined San Franciscans representing more than 150 community groups, cultural institutions and partners, and announced 150 park improvement projects planned for 2020. Volunteers then started on one—planting 150 trees donated by musical legend Paul Simon throughout Golden Gate Park.

With a focus on free events and activities, the Golden Gate Park sesquicentennial will celebrate the open, democratic nature of parks. The yearlong celebration is organized by the San Francisco Recreation and Park Department and the San Francisco Parks Alliance.

“Golden Gate Park belongs to the people of San Francisco, and we get to celebrate it all year long,” said Mayor Breed. “Throughout San Francisco’s history, the park has served as a shelter for earthquake refugees, the site of historic anti-war rallies and rock concerts, and a modern hub for recreation. It links us to our past through its museums and gardens, public art and cultural activities, and remains a vital space where people of all ages and backgrounds connect with nature and with one another.”

“We are extremely excited to showcase Golden Gate Park as part of Community Day on April 4, which will be a special moment in the park’s cherished history,” said Phil Ginsburg, General Manager of the San Francisco Recreation and Parks Department. “This celebration isn’t just about one day—it’s about everything that happens in Golden Gate Park throughout the year, from big events to the picnics, marriage proposals, morning strolls and birthday parties that happen every day.”

Community Day, a celebration throughout the park’s 1,017 acres, will be held on April 4, exactly 150 years after the California Legislature created Golden Gate Park. The day will feature more than 150 free events and activities, including:

- The opening of an illuminated 150-foot observation wheel;
- Community arts and musical groups performing in the Music Concourse;
- A kids’ carnival in the Polo Fields with rides, bounce houses and educational activities;
- Free programs and activities at the park’s iconic museums, gardens and recreation clubs;
- A display of the AIDS Memorial Quilt; and
- A huge picnic in Hellman Hollow with entertainment, food and more.

Golden Gate Park 150 organizers announced several partnerships, programs and activities aimed at bolstering visitors to the park and telling its amazing stories throughout the year, including:

- Free shuttle services from recreation centers throughout the city so every neighborhood can enjoy Golden Gate Park;
- Bringing music back to the Music Concourse with community arts and musical groups performing in the bandshell twice a month;
- Opening a pop-up Visitor Center;
- Kaiser Permanente Yoga in the Park;
- Free movie nights; and
- Special Golden Gate Park exhibitions at the San Francisco Library and its neighborhood branches, San Francisco International Airport, Botanical Garden, and the Pioneers Museum in the Presidio, among others.

Specific details and additional partner announcements will be unveiled in the coming months.

Mayor Breed is chairing the Golden Gate Park 150 Honorary Committee, with the Honorable Willie L. Brown Jr., Charlotte Mailliard Shultz, Nancy Hellman Bechtle, Mark Buell and Rodney Fong serving as co-chairs. More than 150 community groups, cultural organizations and partners are supporting the celebration and include the Conservatory of Flowers, de Young Museum, Japanese Tea Garden, National AIDS Memorial, San Francisco Public Library, California Academy of Sciences, San Francisco Botanical Garden, San Francisco

International Airport, San Francisco Travel, and SPUR. Presenting sponsors include Kaiser Permanente, Target, Another Planet Entertainment, and Paul Simon.

Paul Simon, who performed at Outside Lands last year, donated the trees planted in Golden Gate Park as part of today's kick-off event. "It was an honor to play at Golden Gate Park and a pleasure to see the money collected that day being used for the planting of trees in the John McLaren Memorial Rhododendron Dell and Garden of Humanitarians," he said. "My thanks to the residents of San Francisco who donated the cost of their tickets to this joyful endeavor."

Visit goldengatepark150.com for a guide to the special events, programming, exhibitions, history, amazing stories and things to do in the park. Specific information about the April 4th Community Day can also be found on the website. Media materials can be viewed at GGP150presskit.com.

"Golden Gate Park is a treasured icon of San Francisco, serving our community as a place of celebration, recreation and reflection for 150 years," said Speaker Nancy Pelosi. "Whether enjoying one of its many museums and cultural institutions, experiencing the wonders of nature at the Botanical Garden or finding comfort and sanctuary in the National AIDS Memorial Grove, Golden Gate Park offers all San Franciscans and millions of visitors from around the world a chance to embrace the beauty and diversity that enrich our city. During the 150th Anniversary festivities, we celebrate the momentous place that Golden Gate Park has held in San Francisco's history, and ensure that it remains at the heart of our community for generations to come."

"Golden Gate Park is a treasure that we are lucky to have here in San Francisco," said Senator Scott Wiener (D-San Francisco). "San Franciscans from every corner of the city, from our youngest to our oldest, use Golden Gate Park every day for walking, biking, picnicking, cultural experiences and so much more. It's truly a park for everyone, and it is the heart of our city."

"Golden Gate Park is a treasure that so many San Franciscans and visitors have enjoyed for generations," said Assemblymember David Chiu (D-San Francisco). "I am excited to celebrate this milestone and showcase all that our park has to offer."

"While the City has changed, the purpose of Golden Gate Park has not. It remains a destination that brings people together. The 150th anniversary is a remarkable milestone and a testament to the value that open spaces have in our lives. I was reminded of that when my family I and enjoyed biking through the park last Sunday," said Assemblymember Phil Ting (D-San Francisco), whose Assembly district includes Golden Gate Park.

"Golden Gate Park is truly everybody's park and Community Day will be a historic celebration of its diversity," said District 1 Supervisor Sandra Fewer. "I would like to thank all of our partners and volunteers who are joining us to make this anniversary celebration special to everyone in San Francisco."

"This yearlong celebration wouldn't be possible without the more than 150 partners and community groups who have come together to honor Golden Gate Park," said Drew Becher, CEO of San Francisco Parks Alliance. "Their generosity and support through special programs, events and donations like the trees we are planting today, will help provide a lasting legacy for this amazing public treasure."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Weissglass, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Equinox massage facility conditional use: Jan. 30 continued hearing
Date: Tuesday, January 28, 2020 1:48:22 PM
Attachments: [image007.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[2020-01-25 Equinox Mission proposal.docx](#)
[Equinox Mission.pdf](#)

*Jonas P. Ionin,
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From: Steven Vettel <SVettel@fbm.com>
Sent: Tuesday, January 28, 2020 11:30 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: 'Darren Cappetta' <darren.cappetta@equinox.com>
Subject: Equinox massage facility conditional use: Jan. 30 continued hearing

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

Commissioners, I am writing concerning the continued hearing on the conditional use application to allow two massage rooms within the under-construction Equinox gym at 1500 Mission Street, at the corner of South Van Ness Avenue, within the Hub area plan.

Darren Cappetta of Equinox and I met with representatives of United to Save the Mission on January 22 during which Darren orally presented several proposals to USM for community benefits associated with the gym. Following our discussion at the meeting, Equinox refined its proposal by incorporating several suggestions we received at the meeting and forwarded the attached proposal to USM on January 25. The proposal included 15% discounted memberships for 100 lower income residents in surrounding neighborhoods, including the Mission, efforts to provide employment opportunities to community members, and a commitment to ongoing community engagement.

The next day, on January 25, we received a response from USM rejecting Equinox's proposal for 15% discounted memberships and expressing no interest in pursuing employment opportunities for community members. Instead, USM proposed that a full one-quarter of Equinox members be provided 70% membership discounts. Attached is USM's counterproposal.

Equinox considered USM's counterproposal and determined that it could not feasibly offer such large discounts to such a high percentage of its members. Darren wrote to USM yesterday to that effect.

We regret that we were unable to reach an agreement with USM. Nonetheless, I believe Equinox made a good faith effort to try to reach an agreement with USM, satisfying the Commission's request during the hearing on January 16 that we do so.

We again request that the Commission authorize the two massage rooms within the gym's small spa. The proposed massage facility satisfies each of the criteria of Planning Code Section 303(n) that the Commission considers when reviewing massage facility authorizations (copied below). As discussed at the January 16 hearing, the Equinox gym itself is not before the Commission for approval; the gym is fully entitled and currently under construction.

SEC 303(n) Massage Establishments. With respect to Massage Establishments that are subject to Conditional Use authorization, in addition to the criteria set forth in subsection (c) above, the Commission shall make the following findings:

- (1) Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section [29.10](#) of the Health Code;
- (2) Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include:
 - (A) active street frontage of at least 25 feet in length where 75% of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level;
 - (B) windows that use clear, untinted glass, except for decorative or architectural accent;
 - (C) any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, should be at least 75% open to perpendicular view and no more than six feet in height above grade;
- (3) Whether the use includes pedestrian-oriented lighting. Well lit establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage use are encouraged;
- (4) Whether the use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in the area are to be strongly discouraged. These include (but are not limited to) foyers equipped with double doors that can be opened only from the inside and security cameras.

Steven L. Vettel
Partner

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San Francisco, CA 94104

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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 SUPREME COURT'S DECISION ON PUBLIC CHARGE RULE
Date: Monday, January 27, 2020 3:21:34 PM
Attachments: [01.27.20 Public Charge.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, January 27, 2020 3:04 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON SUPREME COURT'S DECISION ON PUBLIC CHARGE RULE

FOR IMMEDIATE RELEASE:

Monday, January 27, 2020

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

***** STATEMENT *****
**MAYOR LONDON BREED ON SUPREME COURT'S
DECISION ON PUBLIC CHARGE RULE**

San Francisco, CA — Mayor London N. Breed today issued the following statement regarding the Supreme Court's decision to allow the federal government to implement the "Public Charge" rule, which allows the federal government to weigh an individual's use of certain public benefits as a negative factor in evaluating an application for permanent residency and admission to the United States:

"President Trump's 'Public Charge' rule is an abusive attack on our immigrant communities designed to make our most vulnerable residents choose between critical services or remaining in the United States. People should be able to access social services, like medical care and food assistance, without fear of discrimination or retaliation.

When the rule was first proposed, we spoke out against it and committed to supporting our immigrant communities as best as possible. Unfortunately, the Supreme Court's decision today allows the federal government to move ahead with implementing this unconscionable

policy. Although we can't stop the federal government from moving ahead with the 'public charge' rule, we will keep doing whatever we can to support immigrants living in our City, and will continue providing critical services to our most vulnerable residents."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Francis, John \(ECN\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter re: Station A at the Potrero Power Station
Date: Monday, January 27, 2020 12:23:44 PM
Attachments: [Planning Commission Letter re Power Station.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: J.R. Eppler <jrepp1@gmail.com>
Sent: Monday, January 27, 2020 12:04 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: aaron.hyland.hpc@gmail.com; Lau, Jon (ECN) <jon.lau@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Letter re: Station A at the Potrero Power Station

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

Hello all,

Please find attached a letter from the Potrero Boosters regarding Station A at the Potrero Power Station. We hope to resolve this remaining issue in short order.

Thank you all for your attention,
J.R. Eppler
President

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 \(CPC\)](#); [Francis, John \(ECN\)](#)
Subject: FW: Station A, Potrero Power Station
Date: Monday, January 27, 2020 11:27:13 AM
Attachments: [Station A Potrero Power Station.msg](#)

Jonas P. Ionin,
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-----Original Message-----

From: peterlinenthal1 <ppotrero@pacbell.net>
Sent: Monday, January 27, 2020 11:21 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; aaron.hyland.hpc@gmail.com
Subject: Station A, Potrero Power Station

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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 \(CPC\)](#)
Cc: [Francis, John \(ECN\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Potrero Power Station Comments for 1/30
Date: Monday, January 27, 2020 10:23:38 AM
Attachments: [Potrero Power Station 1-30-20.pdf](#)

Jonas P. Ionin,
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-----Original Message-----

From: Rodney Minott <rodneyminnott@outlook.com>
Sent: Sunday, January 26, 2020 11:47 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Potrero Power Station Comments for 1/30

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

Jonas —

Attached is a letter containing comments by Save The Hill's on the Potrero Power Station. Please include our letter in the Planning Commissioner's packets for the January 30th hearing. Thanks for your attention and assistance.

Best,

Rodney Minott, on behalf of Save The Hill

From: [Ionin, Jonas \(CPC\)](#)
To: [Francis, John \(ECN\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Potrero Power Station
Date: Monday, January 27, 2020 10:23:22 AM
Attachments: [Potrero Power Station 1-30-20.pdf](#)
[ATT00001.htm](#)

*Jonas P. Ionin,
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From: Rodney Minott <rodneyminnott@outlook.com>
Sent: Monday, January 27, 2020 7:01 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: aaron.hyland.hpc@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Enrique Landa <e5@associatecapital.com>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Potrero Power Station

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

Dear Commissioners,

Attached please find a letter with comments from Save The Hill on the Potrero Power Station.

Regards,

Rod Minott, on behalf of Save The Hill

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Updated plans 153 Kearny Street (2019-013168CUA) for 1/30 Commission Hearing
Date: Friday, January 24, 2020 2:54:14 PM
Attachments: [Revised Plans 01242020 153 Kearny Street \(11x17\).pdf](#)

*Jonas P. Ionin,
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From: Updegrave, Samantha (CPC) <samantha.updegrave@sfgov.org>
Sent: Friday, January 24, 2020 2:48 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Subject: Updated plans 153 Kearny Street (2019-013168CUA) for 1/30 Commission Hearing

Good afternoon Commissioners.

I have attached updated plans for the Conditional Use Autorotation at 153 Kearny Street (2019-013168CUA) that's on the consent calendar for January 30. The plans were just updated and the changes aren't in the physical packet.

The changes are minor in nature and include:

- Bike parking moved within the parcel boundaries and to provide code-compliant access
- Private easements to a retail storage room and electrical/mechanical equipment

Please let me know if you'd like a hard copy of the revised plans, and feel free to reach out if you have any questions.

Samantha Updegrave, Senior Planner (she/her)
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
415.558.6612 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 30, 2020
Date: Friday, January 24, 2020 1:18:12 PM
Attachments: [Advance Calendar - 20200130.xlsx](#)
[CPC Hearing Results 2020.docx](#)
[20200130_cal.docx](#)
[20200130_cal.pdf](#)

Commissioners,
Attached are your Calendars for January 30, 2020.

Enjoy the weekend,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

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 - 1735 Polk Street - CUA 2019-014039
Date: Friday, January 24, 2020 11:12:37 AM
Attachments: [File.pdf](#)
[MRW_SupportLetter \(Gilbert Hoh\).pdf](#)
[QuinnWong_MRW_SupportLetter.pdf](#)
[Cinch_MRW_SupportLetter.pdf](#)
[Polk Street Florist_LOS.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Chris Vance <vance13@gmail.com>
Sent: Thursday, January 23, 2020 1:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Timothy Omi <omitimmy@gmail.com>
Subject: Letters of Support - 1735 Polk Street - CUA 2019-014039

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

Dear Commissions Secretary,

Hope this finds you well. Please see attached Letters of support for our Project on Polk Street..

Chris Vance
Managing Partner

415.640.3756 cell
415.520.0757 fax
districtsf.com
districtoak.com

districtsj.com

--

Chris Vance
Managing Partner

|

415.640.3756 cell

415.520.0757 fax

districtsf.com

districtoak.com

districtsj.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 \(CPC\)](#); [Sucre, Richard \(CPC\)](#)
Subject: FW: One Vassar project, case No. 2012-1384
Date: Friday, January 24, 2020 10:50:15 AM
Attachments: [Support letter - One Vassar.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Henry Karnilowicz <occexp@aol.com>
Sent: Friday, January 24, 2020 8:06 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Sharon Lai (Onevassar) <sl@onevassar.com>; LCuadra@bergdavis.com; occexp@aol.com
Subject: One Vassar project, case No. 2012-1384

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

Hi Jonas,

Attached is our letter in support of the One Vassar project, case No. 2012-1384

Kind regards,

Henry Karnilowicz
Vice President
SomBa (South Of Market Business Association)

615 7th Street
San Francisco, CA 94103-4910
415.420.8113 cell
415.621.7583 fax

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 POLICY CHANGES TO INCREASE USAGE OF SUBSTANCE USE TREATMENT BEDS
Date: Friday, January 24, 2020 10:45:21 AM
Attachments: [01.24.20 Substance Use Treatment Beds.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Friday, January 24, 2020 10:17 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES POLICY CHANGES TO INCREASE USAGE OF SUBSTANCE USE TREATMENT BEDS

FOR IMMEDIATE RELEASE:

Friday, January 24, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES POLICY CHANGES
TO INCREASE USAGE OF SUBSTANCE USE TREATMENT
BEDS**

In response to initial data from DPH's new bed inventory showing relatively high vacancy rate in some areas of City's substance use treatment system, the Department will implement several changes to increase utilization of the City's substance use treatment beds.

San Francisco, CA — Mayor London N. Breed and the Department of Public Health (DPH) today announced new efforts to increase the utilization of the City's voluntary substance use treatment beds and provide more people with treatment. DPH will take both immediate and longer-term steps to increase bed usage, including converting persistently vacant beds to types that are in greater demand.

In December 2019, DPH launched an online bed tracker that allows the public, providers, and potential clients to see where substance use treatment beds are available on a daily basis. Early data from the bed tracker reflects vacancy rates ranging from 5% to as much as 40% across different types of treatment beds.

“At a time when overdoses linked to fentanyl and methamphetamine are on the rise, it is critical that the City innovate with tools like FindTreatmentSF.org to make sure the treatment we are offering is actually helping our most vulnerable residents,” said Mayor Breed. “We know there are thousands of people on our streets who are suffering from substance use disorder but are not getting connected to treatment. We have to keep working to identify ways to improve the system and reduce barriers for people who need treatment if we are going to make a difference for the people we all see every day on our streets.”

“One of the ways we are going to transform behavioral health care in San Francisco for the most vulnerable population—those experiencing homelessness, mental illness and substance use disorder—is by making our system more transparent and easy to use,” said Director of Health Dr. Grant Colfax. “By clearly displaying hundreds of beds on FindTreatmentSF.org, we show providers, clients and their advocates that treatment is available and that wellness and recovery are possible.”

“This online tool was designed to enhance the transparency of San Francisco’s substance use treatment system, and to allow DPH to make data-driven decisions about improving access,” said Dr. Anton Nigusse Bland, Director of Mental Health Reform. “With the important contributions of our community-based treatment providers, the data we collect from FindTreatmentSF.org will help us pinpoint barriers and eliminate them.”

The Department of Public Health will take several immediate and longer-term steps to increase utilization of the City’s existing substance use treatment beds. The immediate actions by DPH will be:

1. Increase referrals to residential substance use treatment by further coordinating with the Homeless Outreach Team and other outreach workers. The results of the outreach and referrals will be recorded and provided to DPH on a weekly basis for analysis and problem-solving.
2. Work with providers to expand intake hours so that new clients can access treatment outside of 8:00am to 5:00pm.
3. Immediately review declined referrals to more quickly identify potential issues in the system and understand why potential clients were not able to access treatment. DPH will then use that information to train providers to reduce future deferrals. DPH will include the link to the bed inventory on its website and on SF.gov, the main website for the City, which will further increase access and visibility to the public.

By the end of this July, DPH will take additional steps to further increase the utilization of substance use treatment beds:

1. Evaluate the mix of bed types and convert persistently vacant beds to types that are in greater demand. For example, some residential treatment beds could be converted to residential step-down beds.
2. Conduct consumer research to better understand barrier to engagement and retention in residential treatment services.
3. Implement several actions to remove barriers to care and make it easier for clients seeking residential treatment to navigate screening, authorization, and bed enrollment.

[About FindTreatmentSF.org](#)

San Francisco’s innovative new bed availability tracker provides real-time information about

where substance use treatment beds are available. It shows a daily picture of the City's voluntary substance use treatment system, which includes nearly 500 beds that provide withdrawal management (detox), residential treatment, and residential step-down care to clients with substance use disorder. These beds are a subset of the City's behavioral health system that includes approximately 2,000 beds for mental health and substance use disorder, ranging from crisis services to transitional housing.

Mayor Breed included funding in the City Budget for Fiscal Years 2019-20 and 2020-21 for 212 new behavioral health beds.

###

January 20, 2020

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RECEIVED

JAN 23 2020

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

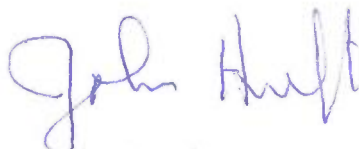
Hello:

I live in the Parkside neighborhood. I urge you not to approve demolition of 1420 Taraval Street and not to authorize replacement of that single-family home with a four-story building.

Our neighborhood was originally composed primarily two- and three-story single-family homes. Over the years, many of these buildings have been converted to multiple units, some with permits some without. As a result, the burden on the area's infrastructure is greater than might otherwise appear:

- The L streetcar is heavily used and often extremely crowded. Building additional housing near transit only makes sense if the transit system can absorb additional passengers, but the L line is already over capacity.
- As homes are converted to multiple units, garage space is lost and the demand for on-street parking increases.
- Frequently, front yards are paved to provide parking places, trees and bushes are removed, and water run-off increases. Many parked cars also block the sidewalk.

Approving larger, multi-unit buildings will only increase these problems. Please, reject the 1420 project and other applications that will increase the density and change the character of the Parkside neighborhood.



John Hanft

hanft@pacbell.net

January 21, 2020

S.F. Planning Commission
ATTN Jonas Lorin, Director
of Commission Affairs:

RECEIVED

JAN 23 2020

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

Please do not demolish the
house at 1420 Taraval St.
It is a Parkside treasure.
Tearing down a house is not
helping housing!

The buildings on the corner
of 26th Ave + Taraval and 35th Ave
and Taraval are EMPTY - Can't
they be used for housing.

Thank you for your consideration,

Patricia Stachowiak
2334 - 45th Ave
San Francisco 94116

C. A. Mackenzie
1713 Green Street
San Francisco, CA 94123
415.885.6094

January 9, 2020

Stephanie Cushing MSPH, CHMM, REHS
Director of Environmental Health
San Francisco Department of Public Health
Environmental Health Services
Local Oversight Program
1390 Market Street, Suite 210
San Francisco, CA 94102
Stephanie.cushing@sfdph.org

RECEIVED

JAN 15 2020

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

Re: 1776 Green Street, San Francisco, CA 94123
(2018-011430CUA)

Dear Ms. Cushing:

I am writing to you to request that you revoke the **Eligible for Closure** status granted by the San Francisco Department of Health Local Oversight Program for **1776 Green Street**, and posted December 9, 2019 and also initiate CEQA review of the property.

The following facts are indisputable:

- Developers are planning to convert 1776 Green Street into five luxury **residential** units requiring a 2-story addition plus expanded underground parking involving extensive excavation of contaminated soil.
- Your SF DPH report states that the current cleanup levels are adequate to protect human health **only** if the site retains its' current, historic land use, which is **commercial**.
- 1776 Green Street is listed as an open UST case with the San Francisco Department of Public Health and is in the SWRCB GeoTracker database as well as on both the City's Maher Ordinance Map and the State of California's Cortese List (Hazardous Waste and Substances Sites List) because it is an active leaking underground storage tank cleanup site. A century long operation of this building as an auto repair business has left shockingly, but predictably, copious amounts of highly toxic, cancer-causing soil contamination.
- Recent mitigation procedures of 1776 Green Street resulted no improvement in soil contamination levels and minor improvement of groundwater contamination. Both tested far above safe Environmental Significant Levels (ESLs) for residential **and** commercial occupancy.

1776 Green Street is clearly not safe for human residency.

Sincerely,

Candace Anne Mackenzie, FIIDA

cc. San Francisco Planning Commission

Jonas Ionin, Jonas.ionin@sfgov.org; commissions.secretary@sfgov.org
1650 Mission Street, Suite 400, San Francisco, CA 94103

RECEIVED

JAN 16 2020

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

617 Sanchez Street - 1/23/19 Planning Commission

SUBMISSION by DR Requester Benafsha Irani

Since 1999 Benafsha Irani has owned the house at **619 Sanchez Street**, immediately adjacent to 617 Sanchez Street. That **2-story** 619 Sanchez house was built in **1907** at the **FRONT** of its lot which slopes down to the rear/east.

The **existing 1 1/2 story** house at **617 Sanchez Street** was also built in **1907** at **REAR** of that lot which slopes downhill to east. At front of 617 Sanchez lot is a one story carport.

Proposed 617 Sanchez project demolishes the existing 1000 sf house and carport structure and **erects a 4-story 4,149 sf house at front and highest part of 617 Sanchez lot**. Immediately adjacent to modest **619** Sanchez house which has been at front of lot since 1907.

At the request of Ms Benafshi Mr. Winslow is including **September 2018 Historical Resource Evaluation (HRE) for 617 Sanchez Street** in staff report. The photos and Sanborn maps in the HRE provide important information on development history and setting of 617 Sanchez and its relation to surrounding properties on this extremely sloped hill.¹

In the midst of Christmas holidays developer sent email requesting meeting with Ms. Irani.² On 1/3/20 I asked for full-size copies of needed plan sheets of project plans to prepare for meeting sponsor had requested. We were finally get those copies on 1/7/20 so that Ms Irani and her architectural adviser would be able to have a productive conversation with developer.

On 10/24 planner had suggested that developer's architect schedule a meeting with DR requester. Even though developer delayed making that request until Christmas holidays - with family obligations for Ms. Irani - she remains willing to schedule a time to meet after 1/23 that works with the schedules of Mr. Winslow, developer's team, and Ms Irani's consultants.

Sue Hestor 
Attorney for Benafsha Irani
870 Market St #1128
hestor@earthlink.net
415 846 1021

¹ 617 Sanchez HRE pages 4 and 6 show mid-lot outdoor kitchen structure. It was demolished immediately after issuance of HRE. The **10/16/18 Site Survey** in 617 Sanchez project plans also incorrectly includes that structure. DBI permit for demolition of structure shows structure had been completely removed by 10/23/18.

² This is 2nd year in row that developer has scheduled/attempted meetings over Christmas holidays. Notice of Pre-Application meeting was sent on **12/24/18** when Ms Irani was out of state with her family. Pre-app meeting was held Saturday **1/5/19**. Permits were filed for proposed 617 Sanchez project on **1/7/19**.

PART I HISTORICAL RESOURCE EVALUATION

617 SANCHEZ STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) Part 1 for 617 Sanchez Street, a single family dwelling in the Castro/Upper Market neighborhood constructed circa 1907. A scoping discussion conducted by email with Justin Greving, Planner on September 4, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required. Additionally, since the owners from 1914 through 1940 were African Americans, Planning requested that additional research regarding demographic trends in the neighborhood be conducted as well.

II. SUMMARY

TKC finds that 617 Sanchez Street is not eligible for individual listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On September 15, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel:	3600055
Building Name:	
Address:	617 SANCHEZ ST
Planning Dept. Historic Resource Status:	B - Unknown / Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with [Mills Act](#) approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

617 Sanchez Street sits on the east side of Sanchez between 19th and Cumberland Streets. The area is very hilly, with Sanchez sloping up severely to the south. As a result, Sanchez is not a through street north to 19th Street, and Cumberland is not a through street east of Sanchez. In both cases, the only access is via steps. The parcel slopes down to the east. There is one building and two structures on the lot: a carport structure at the front of the parcel, and

sheltered open air kitchen mid-parcel, and the primary residence at the rear of the parcel. The front carport building is set back slightly from the front lot line. A brick stair and paver path run between the carport and the dwelling. The surrounding buildings have varying setback positions on their parcels. Due to the extreme slope of the area, many buildings on the west side of the street sit above grade while many on the east side sit below grade.

B. Exterior

The front structure at 617 Sanchez Street is a one story carport building (Figure 1). The street facing exterior is clad in vertical siding and it is capped with a flat roof. It features a roll up garage door on the left side and a wood paneled pedestrian door on the right side. There is a projecting awning sheltering the pedestrian entrance. The interior of the building is open to the central yard (Figure 2). A masonry retaining wall supports the carport.

The mid-parcel structure features half-height brick walls, with glazed portions above, and is capped with a flat roof (Figure 3).

The rear building is a rectangular plan single family dwelling clad in rustic siding (Figure 4). The building features two volumes: the volume at right is one and one half story and is capped with a gambrel roof, while the volume at left is one story and is capped with a flat roof. The taller volume, at right, has a pedestrian entrance on the right side featuring a modern glazed door behind a metal security gate capped with a projecting fabric awning (Figure 5). To the left of this is a pair of vinyl sash double hung windows behind metal security bars. There is a downsloping window hood above the windows. The half story is clad in fishscale shingles and features a vinyl sash sliding window at center (Figure 6). The gambrel peak terminates with a raking cornice. The flat roof section features a multi-lite pedestrian multi-lite door behind a metal security gate and below a fabric awning.

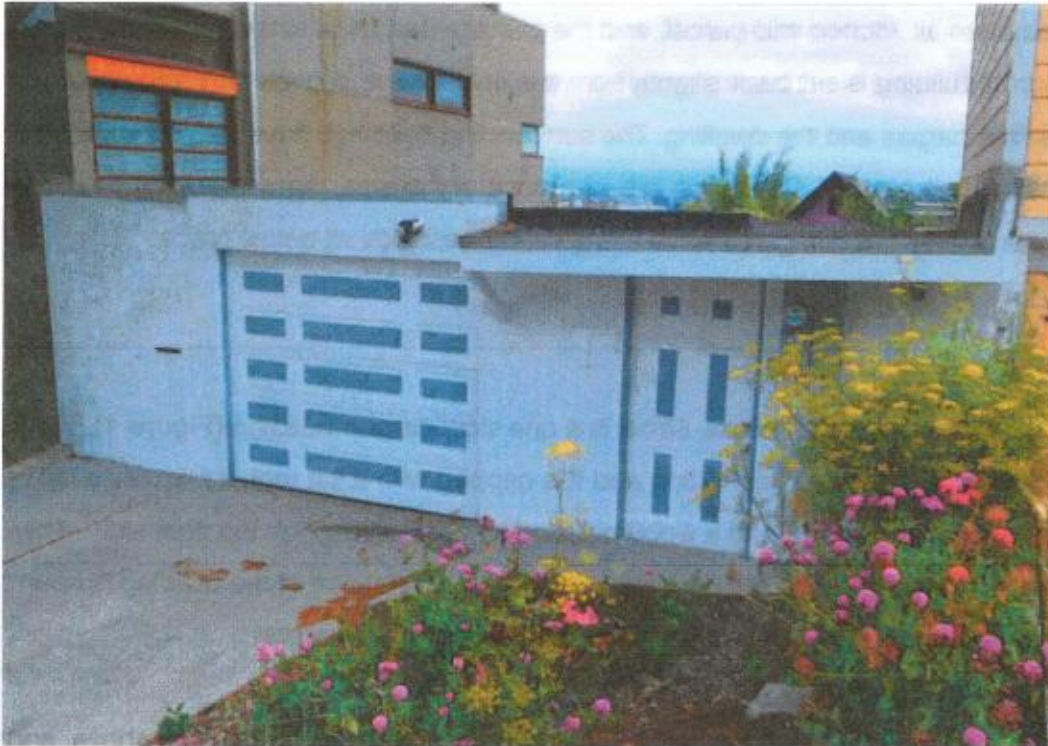


Figure 1: 617 Sanchez Street, front carport



Figure 2: 617 Sanchez Street, front carport, interior



Figure 3: 617 Sanchez Street, outdoor kitchen structure



Figure 4: 617 Sanchez Street, primary residence



Figure 5: 617 Sanchez Street, detail



Figure 6: 617 Sanchez Street, detail



Figure 7: 617 Sanchez Street, detail

V. HISTORIC CONTEXT

A. Neighborhood

According to the Planning Department's Property Information Map, the subject property falls in the Castro/Upper Market neighborhood. Within the Castro/Upper Market neighborhood is the additional sub-neighborhood of Eureka Valley, the boundaries of which remain controversial but are generally accepted as Market Street to the north, Church Street to the east, Hill Street to the south, and Grand View Avenue to the west.

The opening of the Market & Castro Street Cable Car line in 1886 running on Market Street to Castro Street and the 1888 Castro Street branch from Market to 26th Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley was only moderately developed with small wood-frame cottages and two-story flats. Many

were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important.

Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

Eureka Valley escaped total destruction in the aftermath of the 1906 Earthquake and Fire, mostly because the fires stopped at Dolores Street. Although brick chimneys and foundations were damaged, the rocky slopes resisted the seismic forces much better than the marshy subsoils of the Mission and South of Market. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, in the following years thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Demographically, Eureka Valley was similar to the Inner Mission, with large numbers of Irish, German, and Scandinavian immigrants and their American-born offspring. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of Twin Peaks Tunnel in 1918 and the Municipal Railway's J-Church streetcar line in 1917. Taking a cue from the Mission Promotion Association, the Eureka Valley Improvement Association formed in 1905 and lobbied for improvements in the Upper Market area during the post-quake era, such as improved streetcar service, better lighting, and public school construction. In addition, the association lobbied owners of large tracts of vacant land to sell to residential property developers "to fill out the district."

The 1913-14 Sanborn maps for Eureka Valley show rows of two- and three-story flats and Romeo flats south of Market Street as well as larger gable-roofed single-family dwellings, while multiple-family housing was constructed, particularly along Market Street. Schools were also widespread in the neighborhood, reflecting the influx of families into the area. By 1929, the

area was largely built out, although some of the steeper hillsides in the western portion remained undeveloped into the 1960s and 1970s. The area had become a launching point for newer neighborhoods west of Twin Peaks, first with the opening of the Twin Peaks Tunnel in 1918, and culminating with the completion of the Market Street Extension in the late 1920s and its eventual transformation into Upper Market Street. The completion of the Market Street Extension allowed suburban development to creep higher up the steep hillsides of Twin Peaks,

According to the 1950 Sanborn maps, the neighborhood of Eureka Valley had undergone comparatively few physical changes since 1915 when the last map had been published. The most significant changes had taken place along Market Street, which was the shopping precinct (along with Castro Street) for the area, although many early pre-quake and immediate post-quake commercial buildings continue to survive. In 1939, the neighborhood lost its cable car line along Castro Street when MUNI decided to discontinue the line after taking over the Market Street Railway.

B. Residential Characteristics of San Francisco's African American Population

San Francisco did not have an African American-majority neighborhood until World War II. As American citizens, Blacks were not prohibited from owning property, though they were often forbidden from purchasing or renting in many exclusive subdivisions that had racial covenants prohibiting the sale or leasing of properties to African Americans, Asians, and other non-white ethnic groups. Entire swaths of San Francisco's West Side and Twin Peaks were basically off-limits to African Americans unless they were live-in domestic help. Neighborhoods with racial covenants included most of the residence parks built on what had been the San Miguel Rancho, including Forest Hill, Ingleside Terraces, St. Francis Wood, and some of the more modest speculator-built tracts in the suburban Sunset and Parkside districts. Black San Franciscans who chose to invest in real estate during this period often chose Oakland, where single-family homes were more plentiful and cheaper, the weather better, and where larger lots allowed room for gardening, raising animals, and space for children to play. Those who remained in San Francisco mostly rented, with only 8 percent of Black San Franciscans owning their own homes in 1900. This figure increased to 13.6 percent in 1930, but it was still much

lower than the rates for native-born Whites (35.1 percent) and foreign-born Whites (41.6 percent).¹

C. Project Site History

The first Sanborn map illustrating the subject block was published in 1886 (Figure 8). The subject block is completely undeveloped and the subject parcel is vacant.

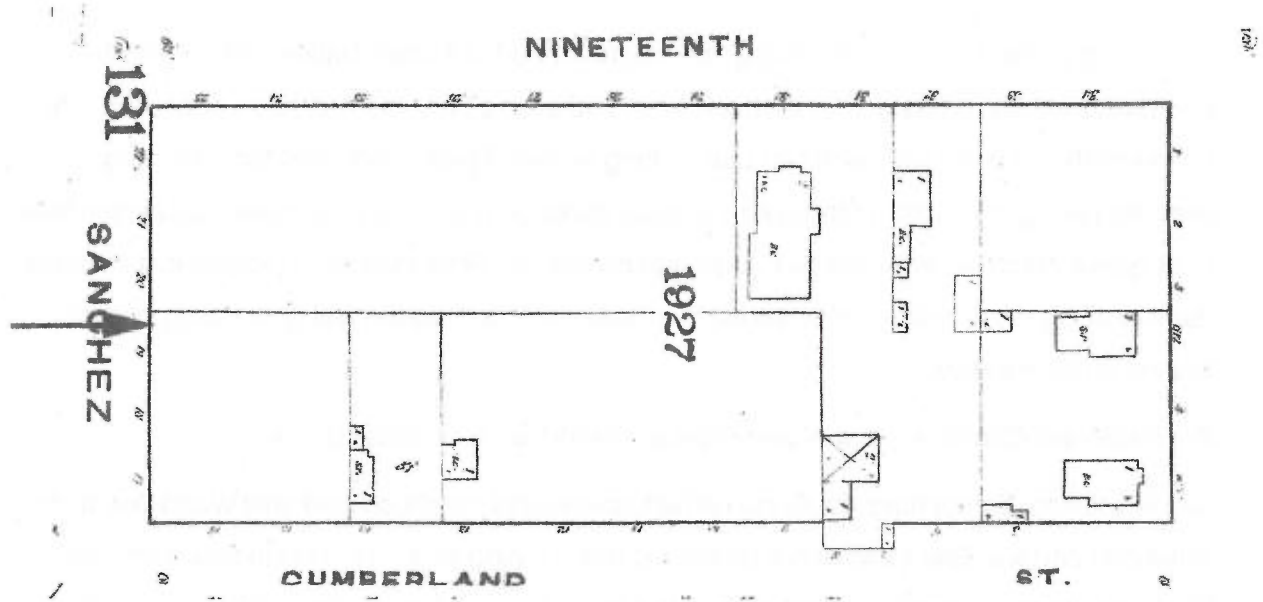


Figure 8: 1886 Sanborn Map with approximate location of the subject building noted with arrow

The 1900 Sanborn Map shows as similar level of development on the subject block (Figure 9). The subject parcel remains vacant.

¹ "San Francisco African American Citywide Historic Context Statement," prepared for San Francisco Planning Department, Final Draft January 2015, by Tim Kelley Consulting, The Alfred Williams Consultancy, and VerPlanck Historic Preservation Consulting.

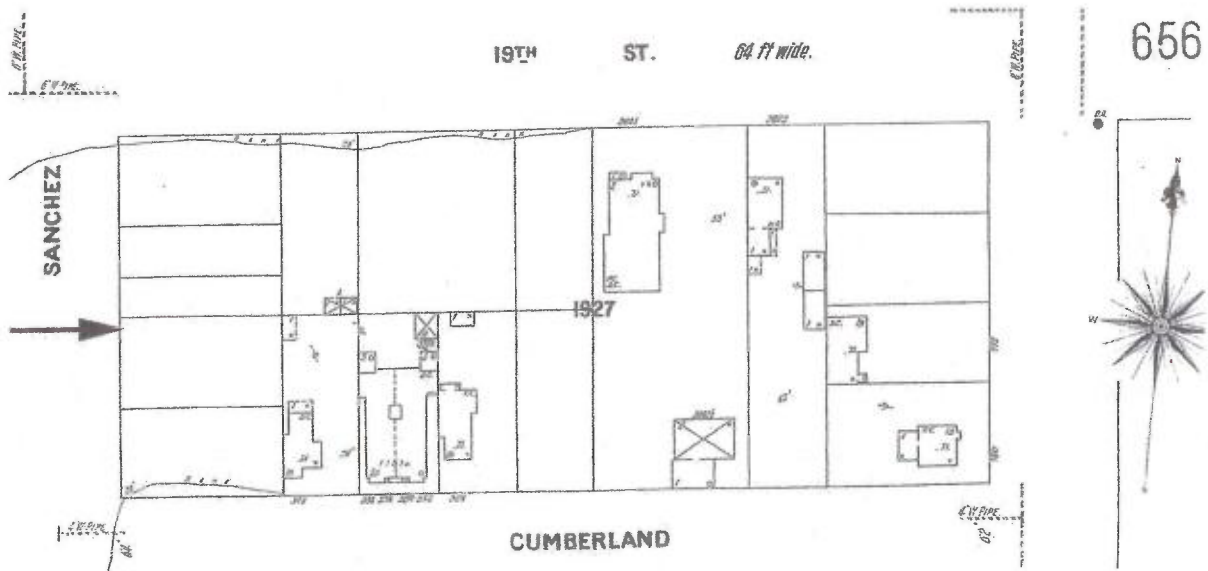


Figure 9: 1900 Sanborn Map with approximate location of the subject building noted with arrow

The 1905 Sanborn Map shows several Spring Valley Water Company tap application numbers penciled in, including for the subject building, indicating that the development of the street began between 1905 and 1908 (Figure 10).

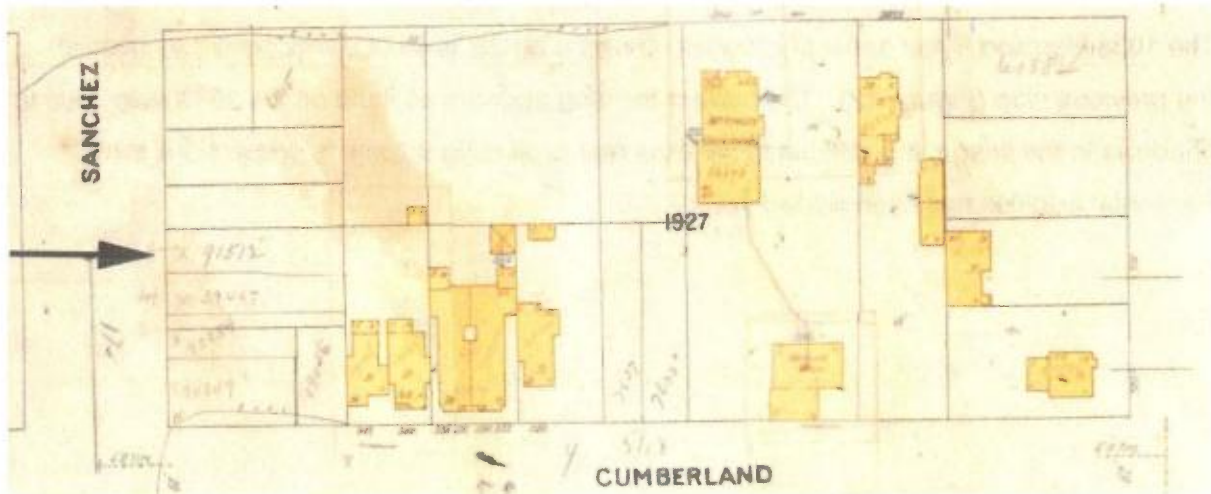


Figure 10: 1905 Sanborn Map with approximate location of the subject building noted with arrow

The 1914 Sanborn Map shows the partial block partially developed (Figure 11). The subject building is illustrated as a small one and a half story dwelling with a small projection at the rear, positioned on the eastern end of the parcel.

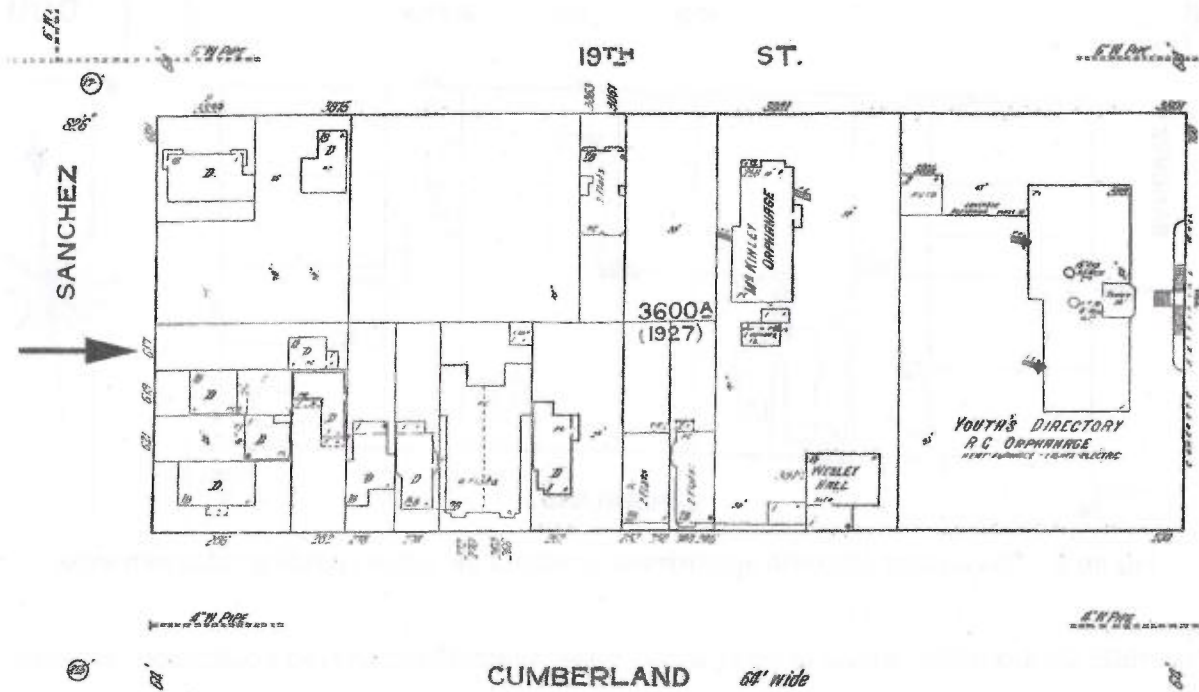


Figure 11: 1914 Sanborn Map with 617 Sanchez Street noted with arrow

The 1938 Harrison Ryker aerial photograph shows a similar level of development as seen on the previous map (Figure 12). The subject building appears as it did on the 1914 map. Due to shadows in the image, it is difficult to tell if the rear projecting volume is present or if the horizontal addition has been added yet.



Figure 12: 1938 aerial photo with 617 Sanchez Street indicated by arrow

The 1950 Sanborn Map shows a similar level of development on the subject block (Figure 13). The subject building had been expanded to the north and south, creating the footprint currently seen on the building. The front of the parcel is vacant.

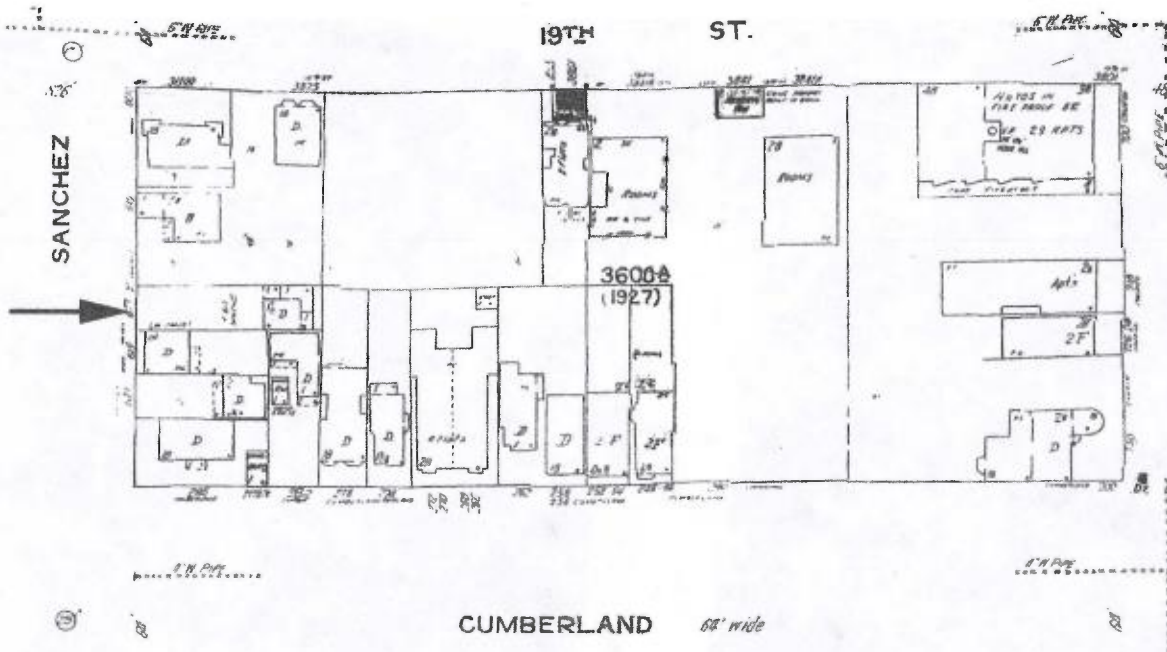


Figure 13: 1950 Sanborn Map with 617 Sanchez Street noted with arrow

D. Construction Chronology

No original construction permit or building announcement was not located for this building. According to Spring Valley Water Company records, the first owner, Vernon G. Higgins, requested water hook-up in August 1907. The first Sanborn map shows a one and a half story single family building. It is assumed this is the original building height and size. Alterations to the building include: one-story addition to the left side and expanding the rear porch; modern windows on the primary façade and the addition of the carport at the front of the lot. The carport was originally constructed as an arbor and was remodeled several times ending with the current design.

E. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #17577, March 19, 1936 – Repair fire damage. Fire proof shingle roof.

- Permit #157959, August 5, 1953 – Leveling and added foundation and bracing
- Permit #569964, October 11, 1983 – Patio – Arbor. The arbor will be constructed of 4 x 4 redwood. Height will be 8’5” off existing concrete. Length is 20’ total. Arbor and patio is in the front yard 54’ from house.
- Permit #915612, June 27, 2000 – Remove garage ceiling per notice of violation. Removal of arbor roofing area constructed in 1983 with permit. Convert arbor constructed in 1983 to off street parking.
- Permit #921625, September 18, 2000 – Replace corrugated fiber glass roof on front arbor.
- Permit #1016261, February 3, 2004 – Reroof
- Permit #1085359, March 30, 2005 – Put roof over carport. To comply with NOV #200454539. Add horizontal addition – increase existing study and bedroom size.
- Permit #1123453, June 18, 2007 – To correct application #200611218262 (Permit #1085359) the description of work should be read as “renew 200503308770 instead of 2005030387105
- Permit #1180890, March 11, 2009 – Scope of work is for fire department. Review only to field verify non-compliant installation of solar panels
- Permit #1181069, March 23, 2009 – To complete work and obtain final inspection for PA #200503308770 (Permit #1085359)
- Permit #1292808, May 6, 2013 – Renew expired permit 200503308770 (Permit #1085359) to put roof over carport and add horizontal addition to increase size of study and bedroom. To comply with NOV 200454539 and to complete work.
- Permit #1295209, June 3, 2013 – Revision to existing permit 200503308770 (Permit #1085359) delete horizontal addition from scope of work

Copies of these permits are in the Appendix to this report.

F. Architectural Style

The subject building can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

G. Owners and Occupants

The following two tables list all known owners and occupants of the subject property.

Table 1: Owners of 617 Sanchez

Name	Date	Occupation
Vernon G. and Arilla J. Higgins	Prior to 1909 - 8/21/1910	(Husband Vernon G. Higgins Real Estate Broker)
Antoinette M. Huntley	8/21/1910 - 3/13/1912	Teacher
John A. Carlsen	3/13/1912 - 10/10/1913	Master Mariner
Antoinette M. Huntley	10/10/1913 - 9/18/1917	Teacher
Harvey A. Scott	9/18/1917 - 9/19/1952	Steward
Charles Yonan	9/19/1952 - 1970	Statistician
William Haskell	1970 - 2/26/1975	Unknown
John Fusco	2/26/1975 - 1/12/2018	Unknown
Victoria Minas	1/12/2018 - 7/10/2018	
J W Sanchez LLC	7/10/2018 - current	

Table 2: Occupants of 617 Sanchez

Date	Name	Occupation
1908-1910	Vernon G. Higgins Vernon P. Higgins	Real Estate Broker Salesman (son of Vernon G)
1911	Humphrey S. Reneau	Conductor
1912	William A. Jorgensen	Carpenter
1913 - 1940	Harvey and Virgie Scott Luella Scott (Marant) Roberta Scott	Steward at Islam Temple Club (Shriners) Seamstress Beauty Operator
1941 - 1946	Charles and Jeanne Dana	Leaseman
1943	Rosalie W. Harrold	Clerk

1948 – 1949	Edward and Elsie B Uggla	Unknown
1951	John and Lynn Lanagan	USMM
1953 – 1960	Charles Yonan	Accountant
1961 – 1967	Roger F. Donley	Unknown
1972 – 1974	William E. Haskell	Unknown
1975 – 1982	John Fusco	Owner Jondora Beauty Salon

The first owner, Vernon G. Higgins, was employed as a real estate broker. He resided at the property with his wife and adult son Vernon P. The property was sold to a single teacher Antoinette Huntley in 1910. Huntley and the next owner, John A. Carlsen, did not reside at the property. Harvey A. Scott began residing at the property in 1913 with his wife Virgie and their daughters Luella and Roberta. He purchased the property from Huntley in 1917. Scott was an African-American who was employed as a steward for the Islam Temple Club (Shriners). His daughter Luella continued to reside at the property after she was married to Chester Marant. Chester only resided at the property for a short period, approximately 1928 to 1931. He resided at 562 Jones in 1932. The Scotts owned the property through 1952 but began renting it out in 1941.

The Scott Family resided at 617 Sanchez from 1913 to 1940. The 1920, 1930 and 1940 United States Census for the neighborhood of 617 Sanchez was investigated to determine how many African Americans resided near the subject property.² The Scott family was the only African American family in the area until 1940. Charles Tinsley moved to 282 Cumberland in 1940 from 1469 Geary Street, where he had resided previously. 282 Cumberland abuts 617 Sanchez; both buildings sit at the rear of the property. It is possible Charles Tinsley and Harvey Scott knew each other. Charles Tinsley had been employed as a steward for a "club;" he was retired by 1940. He was somewhat older than Harvey Scott and died in 1945. Harvey Scott moved from 617 Sanchez to 1469 Geary (this two-story flat building is no longer extant). 1469 Geary was closer to Islam Temple Club at 650 Geary. It is possible that is why Scott moved, but the exact reason for Scott and Tinsley moving is unknown.

² 1920 United States Census Enumeration District 108, 1930 United States Census Enumeration District 162, and 1940 United States Census Enumeration District 463.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

617 Sanchez Street is not eligible for individual listing in the California Register under Criterion 1. Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford. Otherwise, this building constructed circa 1907 did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 617 Sanchez Street is a vernacular residential building. The original design is not known; it is only assumed that it was constructed as a one and a half story single-family building. The building has been substantially altered since it first appeared on the 1914 Sanborn. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of September 4, 2018 with the Planning Department, no district analysis was performed

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.

³ Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since 617 Sanchez Street is not eligible for listing in the California Register, no period of significance is established and integrity can not be determined.

VIII. CONCLUSION

617 Sanchez Street is not individually eligible for listing in the California Register. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

IX. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1886, 1900, 1905, 1914, 1950,.

X. APPENDIX

EAST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





WEST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





Permits for 617 Sanchez Street

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM. No. 17577
3

APPLICATION OF
A. Schmitt Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location *617 Sanchez St.*

Cost *2,550.00*

Filed *MAR 10 1936*

APPROVED:
[Signature]
Superintendent Bureau of Building Inspection

Permit No. *4681*
Issued *Mar 23 1936*

*Report furnished
W.C. Spence
3-19-36*

APPROVED:
Superintendent Bureau of Building Inspection

APPROVED:
[Signature]
City Planning Commission

APPROVED:

APPROVED:
Director of Public Health

APPROVED:
Department of Electricity

APPROVED:
Bureau of Engineering

APPROVED:
Art Commission

BUREAU OF FIRE PREVENTION AND
PUBLIC SAFETY

Construct and Install on Building to Satisfac-
tion of Bureau of Fire Prevention the Follow-
ing Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes _____

Wet Standpipes _____

Rose Racks _____

Tanks _____

Downpipes _____

Automatic Fire Pumps _____

Automatic Sprinkler Systems _____

Water Service Connection _____

Groundfloor Pipe Castings _____

Refrigeration _____

Inclinerators _____

Permit for construction on per. of 1-1-36

APPROVED:
[Signature]
Bureau of Fire Prevention and Public Safety

APPROVED:
Fire Marshal

OFFICIAL COPY



Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT
ALTERATION

3

March 19 1934

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 Sanchez St.
(2) For what purpose is present building now used? dwelling
(3) For what purpose will building be used hereafter? dwelling
(4) Total Cost \$ 252.00
(5) Description of work to be done: Repair fire damage, Fire proof shingle roof

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
(7) Supervision of construction by J. W. Bolster
Address 2048 Market St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect: Certificate No., License No., State of California, City and County of San Francisco, Address
(9) Engineer: Certificate No., License No., State of California, City and County of San Francisco, Address

- (10) Plans and specifications prepared by Other than Architect or Engineer: Address

- (11) Contractor: J. W. Bolster, License No. 2549, License No. 20008, State of California, City and County of San Francisco, Address 2048 Market St.

- (12) Owner: H. Smith, Address 617 Sanchez St., By: [Signature], Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

OFFICIAL COPY

BUILDING DEPARTMENT
CISCO

BLDG. FORM 3
APPLICATION OF PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location: **617, SANCHEZ ST.**

Special Cost: **400.00**

Filed: **AUG 10 1953**

Approved: *[Signature]*

Permit No.: **141195**

Issued: **AUG 11 1953**

Owner: **CORSALES S. YOUNG**

REFER TO:
 Bureau of Engineering
 Bldg. Inspr.
 Bldg. Inspr.
 Art Commission
 Dept. of Public Health

Approved: **1/17 1953**

Corrected
Foundation to 12" above grade
Permit to be re-issued

[Signature]
 Building Inspector, Bureau of Building Inspection

[Signature]
 Chief, Art Commission

[Signature]
 Chief, Department of Public Health

[Signature]
 Chief, Bureau of Engineering

[Signature]
 Chief, Division of Fire Prevention

[Signature]
 Chief, Department of Public Health

[Signature]
 Chief, Bureau of Building Inspection

OFFICIAL COPY

Write in Ink—File Two Copies

RECEIVED
CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
1953 AUG 7 AM 8:42

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

AUGUST 5 1953

3

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 617 SANDHEZ ST.

(2) Total Cost \$ 400⁰⁰ (3) No. of stories 2 (4) Basement No
Yes or No

(5) Present use of building RESIDENCE (6) No. of families 1
Yes or No

(7) Proposed use of building RESIDENCE (8) No. of families 1

(9) Type of construction 5 (10) 1B
1, 2, 3, 4, or 5 Building Code Occupancy Classification

(11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No

(12) Does this alteration create an additional floor of occupancy No
Yes or No

(13) Does this alteration create an additional story to the building No
Yes or No

(14) Electrical work to be performed No Plumbing work to be performed No
Yes or No Yes or No

(15) Ground floor area of building 625 sq. ft. (16) Height of building 15 ft.

(17) Detailed description of work to be done
LEVELING & ADDED FOUNDATION & BRACING

(18) No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts. See Sec. 216, California Penal Code.

(19) Supervision of construction by _____ Address _____

(20) General contractor OWNER California License No. _____
Address _____

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subgrade which opens or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(24) Owner CHARLES S. YONAH (Phone MAI-7714)
Address 617 SANDHEZ ST.
By C. S. Yonah Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICANT: **JOHN FUSED**
 ADDRESS: **617 Sanchez St**
 CITY: **SAN FRANCISCO**

APPROVED
 Dept. Public Works
 JAN - 9 1984
[Signature]

OFFICE COPY

NO. **3**
 DATE: **10-11-83**
 TIME: **12:30 PM**
 PERMIT NO: **1569964**
 EXPIRES: **1-9-84**

DESCRIPTION OF EXISTING BUILDING

NO.	TYPE OF CONSTRUCTION	DESCRIPTION OF EXISTING BUILDING	NO.	TYPE OF CONSTRUCTION	DESCRIPTION OF EXISTING BUILDING
1	REPAIRS	REPAIRS	1	REPAIRS	REPAIRS
2	ALTERATIONS	ALTERATIONS	2	ALTERATIONS	ALTERATIONS
3	ADDITIONS	ADDITIONS	3	ADDITIONS	ADDITIONS

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

JOHN FUSED 617 SANCHEZ ST SAN FRANCISCO CA 94133

ADDITIONS:
 NONE

ALTERATIONS:
 JOHN FUSED 617 SANCHEZ ST 552-2535
Patio - A.P.P.B. -
 The A.P.P.B. will be constructed of 4" x 4" (2" REDUCED) Height will be 8.5' off existing concrete - length is 20' and
 Curbside and patio is in the front yard
 54 1/2 sqm area

IMPORTANT NOTES

APPLICANT'S CERTIFICATION

NOTICE TO APPLICANT

CONTRACTOR'S CERTIFICATION

[Signature]

OFFICIAL COPY

CONDITIONS AND STIPULATIONS		DATE	REASON	NOTIFIED MR.
APPROVED: <i>for work stated only</i>				
APPROVED: <i>as per application and plans dated 10/23/83</i>	<i>CATEGORICALLY EXEMPT FROM HISTORIC MONUMENT STATUS</i>			
<input checked="" type="checkbox"/>	FOR SINGLE FAMILY USE ONLY			
APPROVED:				
<input type="checkbox"/>				
APPROVED:				
<input type="checkbox"/>				
APPROVED:				
<input type="checkbox"/>				
APPROVED:				
<input type="checkbox"/>				
APPROVED:				
<input type="checkbox"/>				
APPROVED:				
<input type="checkbox"/>				

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE AGENCIES, BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS

San Francisco
 AGENT FOR NUMBER 10 0000

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY



APPROVED DEPARTMENT OF BUILDING INSPECTION

JUL 10 2000

APPROVED FOR ISSUANCE JUL 10 2000

3/8

2000-07-10-4147

OK to proceed 7/10/00 FRANK G. GILL DIRECTOR

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 2 BOTH LAND AND REVISIONS REQUIRED

APPLICATION IS HEREBY MADE FOR BUILDING INSPECTOR'S PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM B OVER-THE-COUNTER PERMITS

2 NUMBER OF PLAN SETS + N + V

6-27-00 617 Sanchez St. 3600/55

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Table with columns for existing building and description of building after proposed alteration. Includes fields for area, height, and structural details.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy of any building for which a building permit has been issued... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL INSPECTOR'S PERMISSION TO INSTALL A BURNING PERMIT FOR THE WORK...

NOTICE TO APPLICANT

FIELD REPRESENTATIVE: The permittees by acceptance of the permit, agree to conform and hold harmless the City and County of San Francisco... I hereby certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as my servant...

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS GRANTED FOR THE CONSTRUCTION, ALTERATION OR REPAIR OF THE WORK DESCRIBED IN THIS APPLICATION...

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

APPROVED	DATE	REASON	NOTIFIED MR.
<p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><i>Q. AD Conson 3/10/00</i> DEPARTMENT OF CITY PLANNING</p>			<p>7-10-00 OK to proceed ✓ R. CHAN BIB</p>
<p>REMOVE ALL ROOFING MATERIAL AT PARKING PAD AT FRONT OF PROPERTY.</p> <p><input checked="" type="checkbox"/></p> <p><i>Orlando Yulom 7/16/00</i> DEPARTMENT OF CITY PLANNING</p>			
<p><input type="checkbox"/></p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>			
<p><input type="checkbox"/></p> <p>CITY ENGINEER/COPY OF CIVIL INSPECTION</p>			
<p><input type="checkbox"/></p> <p>BUREAU OF NEUTRALITY</p>			
<p><input type="checkbox"/></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>			
<p><input type="checkbox"/></p> <p>NEAREST AGENCY</p>			
<p><input type="checkbox"/></p> <p>HEALTH INSPECTION DIVISION</p>			

WELD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments listed on this application, and accept the jurisdiction of conditions or stipulations, which are hereby made a part of this application.

Number of sheets: OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

APPROVED
DEPARTMENT OF BUILDING INSPECTION

SEP 18 2000

FRANK Y. CHIU, DIRECTOR

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER THE COUNTER SERVICE

NUMBER OF PLANS: 2

APPLICANT: 617 Sanchez St 3600-55

DATE: 9-18-00

ISSUE DATE: 9-18-00

OFFICE COPY

LEGAL DESCRIPTION OF EXISTING BUILDING: 617 Sanchez St SFD R3-1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: Replace damaged fiber glass roof on porch

ADDITIONAL INFORMATION: unknown

IMPORTANT NOTICES

NOTICE TO APPLICANT

APPLICANT'S CERTIFICATION

OFFICIAL COPY

APPROVED

Alfred Lopez STEVENSON

Approved per plans and application to repair and replace existing arbor. This project is exempt from Section 341 of the Planning Code per interpretation of Zoning Administrator, dated 8/16.

Alfred Lopez 9/18/00

APPROVED

N/A

APPROVED	DATE	REASON
APPROVED	DATE	REASON
APPROVED	DATE	REASON
APPROVED	DATE	REASON
APPROVED	DATE	REASON
APPROVED	DATE	REASON
APPROVED	DATE	REASON

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION... FOR A FINAL INSPECTION APPOINTMENT... ON REPLACEMENT SHEATHING AND SKYLIGHTS... REQUIRE A SEPARATE BUILDING PERMIT

APPROVED

FEB 03 2004

DIRECTOR DEPT OF BUILDING INSPECTION

FEB 03 2004

BLDG FORM 316

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 3 OVER-THE-COUNTER ISSUANCE

CD NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMITS TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE PERMITS AND FOR THE PURPOSE HEREINAFTER SET FORTH

Form with fields for Permit No (2-3), Project No (1016261), Address (617 Sanchez St), and other details.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Main application form with sections: LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, and ADDITIONAL INFORMATION.

IMPORTANT NOTICES

No alterations shall be made in the character of the occupancy or use... BUILDING NOT TO BE OCCUPIED UNTIL RECEIPT OF FINAL INSPECTION REPORT... CHECK APPLICANT'S JOB... APPLICANT'S CERTIFICATION

NOTICE TO APPLICANT

HOLD THESE PLANS CLOSE! The permittee is responsible for the plans... 1. I agree and will maintain a certificate of account... 2. I agree and will maintain a certificate of account... 3. I agree and will maintain a certificate of account... 4. I agree and will maintain a certificate of account...

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

RECEIVED
VICTOR YEW, DP
FEB 03 2004

REPROOFING
PLEASE CALL FOR A TIME TO VISIT THE PROJECT AND REVIEW THE PROPOSAL WITH A BUILDING INSPECTOR FROM THE DIVISION OF PERMITS AND INSPECTION

<input type="checkbox"/>	APPROVED	BUILDING INSPECTOR DEPT. OF BLDG. INSPECTION	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	MUNICIPAL ENGINEER DEPT OF BLDG INSPECTION	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER DEPT OF BLDG INSPECTION	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	BUREAU OF ENGINEERING	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	REDEVELOPMENT AGENCY	NOTIFIED MR.	DATE	REASON
<input type="checkbox"/>	APPROVED	HOUSING INSPECTION DIVISION	NOTIFIED MR.	DATE	REASON

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and to hold statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



Handwritten notes: #2, \$5000, C.S., 11/22/04, 1085359, 3/17/06, \$5000

MAR 30 2005 APPROVED

BUILDING ELEMENTS DESCRIPTION: [] VERTICAL [X] HORIZONTAL

APPROVED stamp with date MAR 30 2005

Form 38 (01/03/31/11) stamp

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 2 [X] OTHER AGENCIES REVIEW REQUIRED FORM 3 [] OVER THE COUNTER BILLING

OFFICE COPY stamp

2 NUMBER OF PLAN SETS DCP FEE

Table with columns for LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, and ADDITIONAL INFORMATION. Includes handwritten entries like 'Residential', 'R-3', and 'Put roof over carport'.

IMPORTANT NOTICES section containing various regulatory notices and instructions for applicants.

NOTICE TO APPLICANT section containing specific instructions and requirements for the applicant.

APPLICANT'S CERTIFICATION section with a signature line and date.

Handwritten signature and date: John Fusco 11/22/04

ORIGINAL stamp

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED TO: *[Signature]* VICTOR YEUNG DBI
APR 17 2006

REASON: *OK to process*

NOTIFIED MR. _____ DATE: *5/2/06* REASON: _____

APPROVED: *RIF-1* *per photo plans*
Per Revision R-1 *see attached 6/6/06* *RE Note* *with*
5/2/06

NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: *Approved Risk Classified*
[Signature]

NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: *Site only* By: *[Signature]*
JAMES ZHAN DBI
JAN 26 2006

NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: **SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701** By: *[Signature]*
VICTOR YEUNG DBI
APR 17 2006

NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

APPROVED: _____ NOTIFIED MR. _____ DATE: _____ REASON: _____

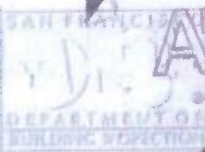
I agree to comply with all conditions or stipulations of the various permits or approvals noted on this application, and attached conditions or stipulations, agreements, and any other conditions of the various permits or approvals.

[Signature]
John Jacobo

Number of conditions: _____

NO. 1 SECTION - NOTE DATES AND NAMES OF ALL PERSONS WHOSE DATES AND NAMES WERE PROCESSED

OFFICIAL COPY



APPROVED

Dept. of Building Insp. JUN 18 2007

LEAH HASTEN, P.E., C.B.O. DIRECTOR/CHIEF BUILDING OFFICIAL DEPT. OF BUILDING INSPECTION

OFFICE COPY

BLDG. FORM 318 MSF JUN 18 2007 APPLICANT NUMBER APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE OTR

NUMBER OF PLAN SETS MSF

OFFICE COPY ADDITIONAL INFORMATION FOR THE PURPOSE HEREINAFTER SET FORTH

Table with columns: YEAR OF PERMIT, YEAR OF EXISTING, ADDRESS, etc. Includes handwritten entries: 6-18-07, 1123453, 617 SANCHEZ ST, 3600/ISS.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with columns: TYPE OF BUILDING, NUMBER OF FLOORS, etc. Includes handwritten entries: 5, 1, 0, SINGLE FAMILY DWELLING, 2.3, 1.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with columns: TYPE OF BUILDING, NUMBER OF FLOORS, etc. Includes handwritten entries: 5, 1, 0, Single Family Dwelling, 2.3, 1.

OWNER: BUILDER JOHN FUSCO 617 SANCHEZ ST SF CA 94114 (415) 772-2132 TO REJECT APPLICATION # 2006/04/01/02 THE DESCRIPTION OF WORK SHOULD BE READ AS RENEW 2007/01/20/0707 INSTEAD OF 2007/03/13/07102

ADDITIONAL INFORMATION

Table with columns: IS THIS A REPAIR, IS THIS AN ADDITION, etc. Includes handwritten entries: YES, NO, YES, NO, YES, NO.

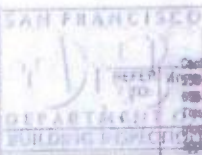
IMPORTANT NOTICES To change shall be made in the presence of the authority or with written authority... Any person applying for a permit or submitting plans... Building in San Francisco Building Code... State that all plans are prepared in accordance with the Building Code... ANY ALTERATION REQUIRED HEREON BY CODE MAY BE APPLIED...

NOTICE TO APPLICANT FIELD OFFICIAL (LAW): The permittee by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco... I hereby certify and agree that I am the contractor who completed the work or the responsible party of contractor and who prior to the commencement of my work, or its commencement, I have fully with the General Public Bureau.

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

ORIGINAL

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 438-6200 For plumbing inspection scheduling call 558-0884 for electrical inspection scheduling call 558-6036 This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

[Handwritten signature]

APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	DEPARTMENT OF CITY PLANNING	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	BUREAU OF THE PREVENTION & PUBLIC SAFETY	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	MECHANICAL PROGRAMMER DEPT OF BLDG. INSPECTION	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	CULINARY DEPT OF BLDG. INSPECTION	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	BUREAU OF INSPECTION	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	REDEVELOPMENT AGENCY	NOTIFIED MR: _____ DATE: _____ REASON: _____
APPROVED	<i>[Handwritten initials]</i>	DATE: _____ REASON: _____
<input type="checkbox"/>	HOLDING INSPECTION DIVISION	NOTIFIED MR: _____ DATE: _____ REASON: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED (URN) PROCESSING

I agree to comply with all conditions or stipulations of the various permits or approvals noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

DIRECTOR AUTHORIZED AGENT



APPROVED
Dept. of Building Insp.

SPFD ISSU
FEES RESD.

MAR 19 2009
MANUEL DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

RECORD FORM 318
APPROVAL NUMBER
APPROVAL NUMBER
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 2 OTHER AGENCIES REVIEW REQUIRED
 FORM 3 OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

DO NOT WRITE ABOVE THIS LINE

RECEIPT NO. 3-10-09 364041
 PROJECT NO. 1180890 3-19-09
 PROJECT ADDRESS 617 Sanchez St 3007/055
 ESTIMATED COST OF JOB \$100
 JOB NUMBER COST \$100 361
 DATE 3-10-9

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

PLAT NO.	BLK. NO.	LOT NO.	SECTION	ACRES
21	0	0	Resid SFD	2.5

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

PLAT NO.	BLK. NO.	LOT NO.	SECTION	ACRES
21	0	0	Resid SFD	2.5

CONTRACTOR INFORMATION

CONTRACTOR: Next Energy 110 Barrett Ave
 ADDRESS: 617 Sanchez St SE
 PHONE: 415-852-2533

SCOPE OF WORK IS FOR FIRE DEPT REVIEW ONLY TO FIELD VERIFY NON-COMPLIANT INSTALLATION OF SOLAR PANELS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without the issuing of a building permit... (text continues)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE The applicant agrees to hold harmless and defend the City and County of San Francisco... (text continues)

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN SHALL BE COMPLIED WITH.

DATE: 3-19-09

OFFICE COPY

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO	APPROVED	DATE	REASON
	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
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	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		

NA

BUILDING INSPECTOR DEPT OF BLDG INSPECTION

NA

DEPARTMENT OF CITY PLANNING

APPROVED ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS. PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK

John [Signature] 9/15
558-3300
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

MECHANICAL ENGINEER DEPT OF BLDG INSPECTION

CIVIL ENGINEER DEPT OF BLDG INSPECTION

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC HEALTH

REDEVELOPMENT AGENCY

HOUSE INSPECTION DIVISION

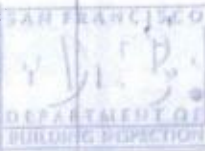
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

[Signature] DIVERSIFIED/THOMSON AGENT

OFFICIAL COPY



APPROVED
Dept of Building Ins.

MAR 23 2009

Thomas L. Day
THOMAS L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

MIN 200454939

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 6 OVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 082

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE ORDINANCES AND FOR THE PURPOSES HEREINAFTER SET FORTH IN THIS OFFICE COPY

DATE RECEIVED 3.23.09	PERMIT EXPIRES MAR 23 2009	TO WHOM ISSUED 617 SANCHEZ	CLASS. & USE 3600/OSS
FORM NO. 1181069	ISSUED MAR 23 2009	BY WHOM ISSUED 12	DATE MAR 23 2009

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED	NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED
NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED	NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED
NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED	NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED
NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED	NO. OF STORIES OF EXISTING	NO. OF STORIES OF PROPOSED

OWNER: *James Jones 617 Sanchez St 415-552-2523*
 TO COMPLETE WORK & CERTAIN FINAL INSPECTION
 JOB # RA 200503308770

ADDITIONAL INFORMATION

DOES THIS ALTERATION INVOLVE A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IS THIS A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IS THIS A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS A CHANGE IN THE USE OF THE BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

IMPORTANT NOTICES

No change shall be made in the structure of the building or use without first obtaining a building permit authorizing such change. See the Permitting Building Code and the Ordinance Having Force.

No portion of a building structure shall be used for any purpose other than that for which it was originally constructed unless it is first approved by the Building Department.

Permitted in San Francisco Building Code. No building permit shall be issued on the lot. The owner is responsible for approval plans and application being filed in building file.

Codes that are shown on drawings incorporated in this application are approved by the Building Department. Do not use the same to show other drawings without getting prior approval of the Building Department.

ANY APPELLATION REQUIRED - APPEAL OR BY COURT MAY BE APPEALED

BUILDING NOT TO BE OCCUPIED UNTIL COMPLETION OF FINAL COMPLETION (POSTED ON THE BUILDING OR FRONT OF OCCUPANCY MARKED WHEN REQUIRED)

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS IS REQUIRED. IF APPROVED BY THE BUILDING DEPARTMENT, THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ORDINANCES AND FOR THE PURPOSES HEREINAFTER SET FORTH IN THIS OFFICE COPY.

THIS IS NOT A BUILDING PERMIT AND WORK SHALL BE STOPPED UNTIL A BUILDING PERMIT IS OBTAINED.

In buildings of masonry materials must have a minimum of 10 feet from the interior face of exterior wall to equipment.

CHECK OCCUPANCY USE:

CHURCH ARCHITECT
 SCHOOL OFFICE
 CONTRACTOR DWELLING

NOTICE TO APPLICANT

READ CAREFULLY PLEASE: The undersigned by acceptance of this permit agreement to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco and to release the City and County of San Francisco of all such claims, demands and actions.

In conformity with the provisions of Section 2000 of the Labor Code of the State of California, the applicant shall have coverage under (1) or (2) recognized before a shall maintain form (2) or (3) or (4), whichever is applicable. If however form (4) is checked hereon, the method to be used shall be the approved method of compliance herein.

1. No other - will be able to supply one of the following needs at:

1.1. There shall be required a certificate of coverage to add to a contractor's compensation as provided by Section 2100 of the Labor Code for the performance of the work to which the permit is issued.

1.2. There shall be required workers compensation insurance as required by Section 2100 of the Labor Code for the performance of the work to which the permit is issued. Any worker compensation insurance carrier and policy number are:

Carrier: _____

Policy Number: _____

1.3. The cost of the work to be done is \$100,000 or more.

1.4. The cost of the performance of the work to which the permit is issued shall not exceed any person or persons or be subject to the workers compensation laws of California. Further, the contractor shall be understood to be the party that shall be liable for the workers compensation insurance of the Labor Code of California and to comply herewith with the provisions of Section 2000 of the Labor Code that the permit herein issued shall be deemed void.

1.5. I hereby certify that I am the owner of the building to be constructed and that I am the contractor or subcontractor who is to perform the work to which the permit is issued and who shall be responsible for the performance of the work to which the permit is issued and who shall be responsible for the performance of the work to which the permit is issued and who shall be responsible for the performance of the work to which the permit is issued.

MAR 23 2009

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT I AM PERMITTED TO BE ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN SHALL BE COMPLIED WITH.

RECEIVED PER 1102

OFFICE COPY

OFFICIAL COPY

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED <small>OWNER OF historic building inspector at the start of work call 338 6006 for plumbing inspection scheduling call 338 6004 for electrical inspection scheduling call 338 6000 This application is approved without site inspection. Detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any contractor performing work shall request permits from the appropriate agency.</small>	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED NA DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED OFFICE COPY BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED CIVIL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED BUREAU OF ENGINEERING	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED REDEVELOPMENT AGENCY	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED HEALTH INSPECTION DIVISION	DATE _____ REASON _____ NOTIFIED MR _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations which are hereby made a part of this application.

Number of attachments OWNER'S AUTHORIZED AGENT _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept. of Building Insp

MAY 06 2013

Tom C. He...
TOM C. HE...
ACTING DIRECTOR

APPROVED FOR ISSUANCE
MAY 06 2013
APPLICATOR'S SIGNATURE
3/8/13 10:13:34 AM

Application for Building Permit form with fields for permit type, address (617 Sanchez), and dates (MAY 06 2013).

Information to be furnished by all applicants section, including legal description of existing building (Private Residence R-3) and proposed alteration (Private Residence R-3).

Additional information and notices section, including 'IMPORTANT NOTICES' and 'NOTICE TO APPLICANT' with checkboxes for compliance.

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

TO:	Call 415-358-5070, to schedule inspections for building, electrical and/or plumbing. This condition is approved, subject site inspection, electrical plumbing or mechanical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate permits.	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL INSULATION DEPT OF PUBLIC WORKS	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ N/A CIVIL ENGINEER DEPT. OF PUBLIC WORKS	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ FOUNDATION PROTECTION BUREAU	NOTIFIED MR. _____ DATE: _____ REASON: _____

NOTICE: DATE IS NOTED AND REASON OF ALL PERMITS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and accept conditions of conditions or stipulations, which are hereby made a part of this application.

Number of stipulations CHANGES ACKNOWLEDGED AGENCY _____



APPROVED
Dept. of Building Insp.

JUN 03 2013

Tom C. Lee
FORM C-HUB 5E
ACTING SUPERVISOR

20139778C-BID
200454539-CES

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

Form fields for permit details: DATE OF PERMIT (6/3/13), DCP FEE (\$1.00), PLAN SETS (2), and other administrative information.

Main application form with sections: LEGAL DESCRIPTION OF EXISTING BUILDING, LEGAL DESCRIPTION OF PROPOSED ALTERATION, and ADDITIONAL INFORMATION. Includes handwritten notes and signatures.

IMPORTANT NOTICES
No change shall be made in the location of the building or the nature of the building...
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION...

NOTICE TO APPLICANT
FIELD REPRESENT CLASSES
I have read and will maintain a certificate or evidence of field hours for workers' compensation...

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE:
	Vivian Huang, DBI MAY 20 2013	5/20/13
	BUILDING INSPECTOR, DEPT. OF PUBLIC HEALTH	REASON: O.K. To proceed with CHV R 10
<input type="checkbox"/>	APPROVED: RMI MAY 20 2013 I have reviewed plans by date inspection date	NOTIFIED MR. DATE: 5/20/13 REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: O.K. TO PROCEED	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: [Signature]	NOTIFIED MR. DATE: REASON:

PLEASE SIGNATURE - NOTIFICATION AND REASON FOR ALL PROGRAMS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of statements CERTAIN JURISDICTION

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda
Date: Thursday, January 30, 2020 11:55:48 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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jonas.ionin@sfgov.org
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From: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Sent: Thursday, January 30, 2020 11:42 AM
To: Aol Mail <jscottweaver@aol.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: RE: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda

Thank you, Mr. Weaver.

Jonas, please note my correct sfgov email for inclusion in the public file.

Thank you,
Sunny Angulo

From: Sunny Angulo <sunny.angulo@gmail.com>
Sent: Thursday, January 30, 2020 11:39 AM
To: scott weaver <jscottweaver@aol.com>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: Fwd: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda

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Copying my SFGOV - do you have the UC Berkeley study?

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

From: **Aol Mail** <jscottweaver@aol.com>

Date: Wed, Jan 29, 2020 at 8:34 PM

Subject: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda
To: <jonas.ionin@sfgov.org>, <myrna.melgar@sfgov.org>, <dennis.richards@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <sue.diamond@sfgov.org>, <milicent.johnson@sfgov.org>, <frank.fung@sfgov.org>

Please see attached letter re: corporate rental legislation.

Thank you,

J. Scott Weaver

--

Sunny Angulo

"Bird by Bird."

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: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW MIXED-INCOME HOUSING COMMUNITY IN THE TRANSBAY NEIGHBORHOOD
Date: Thursday, January 30, 2020 11:25:09 AM
Attachments: [01.30.20 The Avery Grand Opening Transbay Block 8.pdf](#)

*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
www.sfplanning.org

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, January 30, 2020 11:24 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW MIXED-INCOME HOUSING COMMUNITY IN THE TRANSBAY NEIGHBORHOOD

FOR IMMEDIATE RELEASE:

Thursday, January 30, 2020

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

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING
OF NEW MIXED-INCOME HOUSING COMMUNITY IN THE
TRANSBAY NEIGHBORHOOD**

The Avery includes 548 new homes, 149 of which are permanently affordable and will serve low-income families

San Francisco, CA — Mayor London N. Breed today celebrated the grand opening of The Avery, a mixed-income and mixed-use residential development that contains 548 new units, including 149 affordable and below market rate homes for families earning up to 50% of Area Median Income or below. Mayor Breed was joined by the Office of Community Investment and Infrastructure, Related California, the Tenderloin Neighborhood Development Corporation, and community leaders.

“These 548 new homes are part of a years-long effort to create a new, thriving neighborhood in San Francisco and provide more homes so people can afford to live here,” said Mayor Breed. “This development of Transbay Block 8 represents everything a successful mixed-income community should look like, with a combination of affordable homes, market rate

apartments and condos, and a new retail corridor.”

Located on a one-acre city block bound by Folsom, First, Clementina, and Fremont Streets, the development consists of three buildings: a 618-foot tall glass tower, a 65-foot tall midrise, and an 85-foot tall midrise. The residential mix is 149 affordable apartments for families earning up to 50% Area Median Income, 280 market rate apartments and 118 for-sale luxury condominiums.

OCII oversaw the development of the project, which is the fourth housing project to be completed in the Transbay Redevelopment Project Area. The Transbay Redevelopment Project Area was established in June 2005, following the adoption of the Redevelopment Plan for the Transbay Project Area by the Board of Supervisors. The Redevelopment Plan allowed for the sale of vacant land parcels owned by the State of California, allowing for construction of The Avery and generating funding for the Transbay Transit Center.

“I am excited to celebrate the grand opening of the Avery on Transbay Block 8. This major mixed-income community embodies the vision for the Transbay Redevelopment Area and, most importantly, provides 149 affordable homes for low-income households,” said Nadia Sesay, Executive Director of the Office of Community Investment and Infrastructure. “By continuing to create these housing opportunities in one of the City’s newest neighborhoods, OCII is committed to providing high-quality housing for families and individuals who typically struggle to find affordable places to live.”

Related California and affordable housing nonprofit Tenderloin Neighborhood Development Corporation (TNDC) partnered on this development and enlisted OMA, Fougeron Architecture, and HKS to make this new community a reality.

“The Avery brings 548 state-of-the-art homes to San Francisco, while increasing the City’s critical affordable housing stock and creating a thriving new retail corridor,” said Bill Witte, Chairman and CEO of Related California. “We were proud to partner closely with the City, TNDC, and leaders in the community to deliver a cutting-edge, mixed-income community that San Franciscans can take pride in for years to come.”

At full build out, the Transbay Redevelopment Project Area will account for 3,206 new units, of which 1,381 will be permanently affordable.

“TNDC is proud to bring 149 affordable homes to Transbay through our partnership with Related California. Together, we have achieved OCII’s vision of a mixed-income community where tenants with low-incomes can access and benefit from the same amenities as market-rate renters,” said Katie Lamont, Senior Director of Housing Development at TNDC. “We look forward to seeing the families at Avery Lane thrive in their beautiful new homes for years to come.”

Financial partners for The Avery include OCII, Wells Fargo Bank, Bank of China, Goldman Sachs, Citigroup, the California Tax Credit Allocation Committee, and the California Debt Limit Allocation Committee.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter the Potrero Power Station
Date: Thursday, January 30, 2020 10:29:41 AM
Attachments: [200129 Letter to Planning Commission Power Station Final.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Enrique Landa <e5@associatecapital.com>
Sent: Wednesday, January 29, 2020 4:35 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Rich, Ken (ECN) <ken.rich@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; James Abrams <jabrams@jabramslaw.com>
Subject: Letter the Potrero Power Station

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Commissioners,

Please see an enclosed letter requesting that the Planning Commission consider and recommend approval of changes to the Potrero Power Station Development Agreement and Special Use District that have resulted from conversations with members of the community and San Francisco Heritage since the publication of the project's case report on January 10th of this year.

Thank you.

Sincerely,

Enrique Landa
Project Sponsor
Potrero Power Station

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Dogpatch Power Station - Dogpatch Neighbor Support - Bruce Huie
Date: Thursday, January 30, 2020 10:27:36 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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From: Bruce Kin Huie <brucehuie@me.com>
Sent: Wednesday, January 29, 2020 8:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Enrique Landa <e5@associatecapital.com>; Susan Elick <susan.thebookkeeper@gmail.com>; Jon Larner <jonlerner@gmail.com>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Evans, Abe (BOS) <abe.evans@sfgov.org>
Subject: Dogpatch Power Station - Dogpatch Neighbor Support - Bruce Huie

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

SF Planning Commission Hearing on the Power Station in Dogpatch – Thursday, 1/30/20

The Power Station project will have an enormous impact on Dogpatch – my neighborhood.

The team at the Power Station has made extraordinary efforts to coordinate their plans with neighbors and to look for mutual benefits in the way roadway and pedestrian connections are considered for Dogpatch residents. They realize that improvements in Dogpatch create a better gateway to their project and a richer neighborhood for everyone. Enrique and his team

have been unique in the extent to which they have imbedded themselves in the community, attending meetings and events and working closely with neighborhood associations for over 3-years on capital project planning. The plans and priorities for the Power Station have been dramatically altered through input with adjacent Dogpatch neighbors. This has helped local residents see the development as an extension of our vibrant community rather than an intrusion into it.

I ask you vote in favor on this Dogpatch project. Thanks for your consideration.

Bruce Huie – neighbor at 1099 23rd Street – 4 blocks from the project location

mobile: +1-415-308-5438 | email: brucehuie@me.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Potrero Power Station
Date: Thursday, January 30, 2020 10:27:17 AM
Attachments: [Potrero Power Station 1-30-20.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Rodney Minott <rodneyminnott@outlook.com>
Sent: Wednesday, January 29, 2020 8:24 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; aaron.hyland.hpc@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Enrique Landa <e5@associatecapital.com>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Francis, John (ECN) <john.francis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>
Subject: Potrero Power Station

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

Dear Commissioners,

Unfortunately, I will not be able to attend the Potrero Power Station hearing on Thursday to represent Save the Hill. As you know, we have joined other neighborhood groups and San Francisco Heritage in submitting letters asking the Commission to ensure the stabilization of Station A in the early phases of development. The benefit of reinforcing Station A while it's being developed as an active building is evident — but obtaining a timely Prop M allocation is uncertain and there is always the possibility of an economic downturn.

We understand that our letter may have been mischaracterized to specifically request stabilization to such an extent that it would withstand a major earthquake. Of course this would be unrealistic. As noted in our letter, we suggested that the Project Sponsor follow well-established methods and guidelines already established by the National Park Service as they were employed by the Port at Pier 70, as well as the process outlined in the mitigation measures in the Project EIR. This should limit damage to the integrity of the building and its characteristic features resulting from the

stabilization process itself.

I've attached our original letter, and respectfully request your support in ensuring that these wonderful legacies of the City's industrial past remain intact for many generations to come.

Sincerely,

Rod Minott, on behalf of Save The Hill

From: [Ionin, Jonas \(CPC\)](#)
To: [Sanchez, Diego \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda
Date: Thursday, January 30, 2020 10:27:00 AM
Attachments: [Corporate Rental Legislation.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Aol Mail <jscottweaver@aol.com>
Sent: Wednesday, January 29, 2020 8:34 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Cc: sunny.angulo@gmail.com
Subject: Thursday's Calendar - Corporate Rentals. Item No 12, January 30, 2020 agenda

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

Please see attached letter re: corporate rental legislation.

Thank you,

J. Scott Weaver

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Planning, Administrative Codes - Residential Occupancy - BOS File No. 191075 - Planning Commission Agenda Item No. 12 - January 30, 2020
Date: Thursday, January 30, 2020 10:26:36 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: John Carroll <john.ewing.carroll@gmail.com>
Sent: Wednesday, January 29, 2020 9:47 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Brousseau, Fred (BUD) <fred.brousseau@sfgov.org>
Subject: Planning, Administrative Codes - Residential Occupancy - BOS File No. 191075 - Planning Commission Agenda Item No. 12 - January 30, 2020

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

Good evening, President Koppel and Commissioners:

Thank you for your consideration of Supervisor Peskin's ordinance to create and regulate Intermediate Length Occupancy residential uses. The ordinance supports San Francisco households by limiting short-term corporate occupancy of housing stock. I write to support this ordinance.

I especially support Supervisor Peskin's ordinance as it relates to stopping the conversion and use of rent-controlled housing stock on the corporate housing markets. The practice of converting rent-controlled units to corporate housing is rampant within the City. My own home is an apartment in 645 Stockton Street, a 70-unit building constructed in 1928, and owned by Veritas. It is subject to the rent ordinance. There are at present 24 units of furnished corporate housing on offer by my landlord within 645 Stockton—more than a third of the total units. Of those furnished corporate housing units, there are five listed on 645stockton.com as presently available for limited-term lease.

These units are vacant—not occupied by San Franciscans and not occupied by short-term tenants.

Landlords find it profitable to keep these units vacant in hopes of making larger rents from future corporate rentals, especially when entire floors—or even buildings—can all be potentially let at once to a single corporate entity. In fact, within one block of 645 Stockton are many other buildings owned by Veritas and offering furnished corporate suites, including the following current vacancies:

- 621 Stockton - Presently showing one vacant furnished 3-bedroom apartment
- <https://www.621stockton.com/availability.aspx>;
- 655 Stockton - Presently showing three vacant furnished studio apartments, and one vacant furnished 2-bedroom apartment - <https://www.655stockton.com/availability.aspx>;
- 845 California - Presently showing two vacant furnished studio apartments, and two vacant furnished 2-bedroom apartments - <https://www.845california.com/availability.aspx>;
- 50 Joice - Presently showing four furnished 1-bedroom apartments
- <http://www.50joice.com/availability.aspx>;
- 840 California - Presently showing one vacant furnished 1-bedroom apartment
- <https://www.840california.com/availability.aspx>;
- 795 Pine - Presently showing one vacant furnished 2-bedroom apartment
- <https://www.795pine.com/availability.aspx>;

Further affiliated furnished corporate vacancies can be browsed by the following linked map: <https://www.rentsfnow.com/furnished>. Veritas also offers furnished corporate units on [Airbnb.com](https://www.airbnb.com)*, and through other secondary listing websites.

This is just a quick survey of the online listings for available vacant furnished units within one block of my home. There are many more units which are presently in use and not available. The operation by my landlord of furnished corporate housing removes units from the reach of San Franciscans in search of housing. If you count the 24 furnished units in 645 Stockton, plus the 15 listed in my six bullets above, you have a total of at-least 39 corporate housing units within one block. That's room enough to house 70 San Franciscans, and it's the lowest possible estimate which can be made for the impacts of corporate rentals on the single square block of Stockton, Pine, California, and Powell Streets.

Remember that these units are the City's highest-value naturally-affordable housing stock—rent controlled units—which the citizens of the City have time and again pledged as the highest priority to preserve. Operation of these units as furnished corporate suites does real damage to our housing stock.

Furthermore, the ordinance states that it amends the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the Rent Ordinance. As of right now, corporate rentals of rent controlled properties are not permitted, because the fixed-term leases conflict with the just-cause eviction protections of the rent ordinance. None of the above furnished corporate rentals should be in operation. In fact, at this time Veritas is offering these buildings for sale, and the valuation of the buildings on the market surely reflects the continued operation of these units, illegally.

Our city needs these controls. It is through corporate rentals that our highest-value naturally-affordable housing stock is allowed to metastasize into unaffordable luxury housing.

Thank you for considering my comments.

Commission Secretary Ionin and Clerk Major, please include my comments in your open public files as relate to this ordinance.

Best regards,
John Carroll

*Here are 36 Veritas Airbnb listings, for a sample:

A Veritas employee has the following 30+ listings on [airbnb.com](https://www.airbnb.com), all for 30-day minimum stays:

1.
<https://www.airbnb.com/rooms/16205967>
2.
<https://www.airbnb.com/rooms/18311350>
3.
<https://www.airbnb.com/rooms/17608618>
4.
<https://www.airbnb.com/rooms/21397422>
5.
<https://www.airbnb.com/rooms/23879828>
6.
<https://www.airbnb.com/rooms/24853898>
7.
<https://www.airbnb.com/rooms/16016803>
8.
<https://www.airbnb.com/rooms/22668931>
9.
<https://www.airbnb.com/rooms/17847179>
10.
<https://www.airbnb.com/rooms/22669291>
11.
<https://www.airbnb.com/rooms/21397277>
12.
<https://www.airbnb.com/rooms/16909548>
13.
<https://www.airbnb.com/rooms/15999931> - 50 Joice
14.
<https://www.airbnb.com/rooms/22582798> - 50 Joice
15.
<https://www.airbnb.com/rooms/23128316> - 50 Joice
16.
<https://www.airbnb.com/rooms/22481565> - 50 Joice
17.
<https://www.airbnb.com/rooms/27545197> - 50 Joice
18.
<https://www.airbnb.com/rooms/16452355> - 50 Joice
19.
<https://www.airbnb.com/rooms/18110019>
- 20.

<https://www.airbnb.com/rooms/24304722>

21.

<https://www.airbnb.com/rooms/17714209>

22.

<https://www.airbnb.com/rooms/20230882> - 755 Bush

23.

<https://www.airbnb.com/rooms/26871900> - 755 Bush

24.

<https://www.airbnb.com/rooms/24234062>

25.

<https://www.airbnb.com/rooms/18672065> - 840 California

26.

<https://www.airbnb.com/rooms/24937731> - 645 Stockton

27.

<https://www.airbnb.com/rooms/26009784> - 645 Stockton

28.

<https://www.airbnb.com/rooms/25372206> - 645 Stockton

29.

<https://www.airbnb.com/rooms/25014588> - 645 Stockton

30.

<https://www.airbnb.com/rooms/27363400> - 645 Stockton

31.

<https://www.airbnb.com/rooms/22755070> - 645 Stockton

32.

<https://www.airbnb.com/rooms/20230882> - 645 Stockton

33.

<https://www.airbnb.com/rooms/22671524> - 645 Stockton

34.

<https://www.airbnb.com/rooms/26257133> - 655 Stockton

35.

<https://www.airbnb.com/rooms/21397713> - 655 Stockton

36.

<https://www.airbnb.com/rooms/19033531> - 655 Stockton