

**From:** [CPC-Commissions Secretary](#)  
**To:** [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: Statement of support for project sponsor  
**Date:** Thursday, February 13, 2020 11:15:40 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Mike Chen <me@mikechensf.com>  
**Sent:** Wednesday, February 12, 2020 6:05 PM  
**To:** Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; Liz Miller <dancewithliz@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Statement of support for project sponsor

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

Dear Matt Dito:

I am writing on behalf of Northern Neighbors to register support for the project sponsor and in opposition to the Discretionary Review 2019-014251DRP at 2100 Chestnut Street. Northern Neighbors is an urbanist community group in District 2 that promotes lively, livable neighborhoods. We believe that nightlife promotes social bonds and improves the health of residents. We would like to be on the record to oppose the DR and to support the project sponsor that owns the Dorian.

Thank you,  
Michael Chen and Liz Miller  
Northern Neighbors

**From:** [CPC-Commissions Secretary](#)  
**To:** [Theresa Imperial](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Proposed Development of 3700 California St.-Case No. 2017-003559CUA/ENV  
**Date:** Thursday, February 13, 2020 11:15:19 AM  
**Attachments:** [Ltr Supporting 3700 California St001.pdf](#)

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**From:** Richard Frisbie <frfbeagle@gmail.com>  
**Sent:** Wednesday, February 12, 2020 6:12 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Matt Field <Mfield@tmgpartners.com>  
**Subject:** Support for Proposed Development of 3700 California St.-Case No. 2017-003559CUA/ENV

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

Find attached my letter supporting TMG Partners' proposed development of 3700 California St.  
I urge you to approve the proposed development at the February 27 Planning Commission Hearing.  
Respectfully,  
Richard Frisbie

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ILLEGAL KENNEL -NO PERMIT-Opposing the Grateful Dog's Conditional Use Authorization - 2018-012576CUA - meeting on Thursday 02/13  
**Date:** Thursday, February 13, 2020 11:14:31 AM

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**From:** CHRIS BENNETT <christopherandrewbennett@gmail.com>  
**Sent:** Thursday, February 13, 2020 12:38 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>; lauren.hernandez@sfchronicle.com  
**Subject:** ILLEGAL KENNEL -NO PERMIT-Opposing the Grateful Dog's Conditional Use Authorization - 2018-012576CUA - meeting on Thursday 02/13

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

My name is Chris Bennett and I am a native San Franciscan born in the Marina District and a lifelong animal enthusiast, dog trainer and log standing dog safety and standards advocate when it comes to dog care.

In 1996, I helped to develop the standards of care regarding pet sitting, dog day care and number of dogs per dog walker, as well as on leash standards for urban parks. As an early owner of the largest dog walking company in the city, I worked tirelessly on limiting the numbers of dogs to max 6 per walker, ensuring that all kennels were in industrial districts like the 3rd st corridor etc, and that all dog daycare facilities had adequate ventilation, sanitary conditions and low numbers of dogs for their health and safety.

Additionally, my concern was also for other users of the parks, and the communities that did not want 30 dogs urinating and barking next door to a residential area to seek daycare and kennel facilities with a legitimate permit for kennelling in non residential areas. Lombard may seem commercial, but it is clear that the Grateful Dog backs up to residences and is operating an **ILLEGAL**

## KENNEL-

Please see the Municipal Codes here-

[http://library.amlegal.com/nxt/gateway.dll/California/health/healthcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco\\_ca\\$sync=1](http://library.amlegal.com/nxt/gateway.dll/California/health/healthcode?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$sync=1)

I am writing today and including the Director of the Animal Care and Control to **stop the unsanitary conditions, poor management and care of the dogs, and illegal kenneling with no respect for any of the neighbors, the leaching of urine and fecal matter into all of the yards nearby, the abuse and yelling at the dogs at the old house ( not a professional kennel ) that is rented by The Grateful Dog.**

Additionally, I am also asking for an immediate cease and desist regarding of all operations conducted at this Lombard location of the Grateful Dog as they are in clear violation of a minimum of 6 health and safety codes and operate without a kennel license. Again please review the health and safety codes above. A veterinarian could not receive a permit in 2020 house or board dogs anywhere near this location.

Additionally, it has been brought to my attention that this review board has not done **ANY** diligence as was asked by the community affected and has provided no proof of any investigation into the standards of care, noise levels and sanitation. This governing body not only has failed the nearby residents, but also the dogs.

Finally, I would like to immediately turn over all investigation of this matter to the ACC- specifically to Virginia Donohue, Director of Animal Care and Control- as the current violations are to be investigated by professional animal officers.

Chris Bennett

Dog Advocate

Native San Franciscan

Currently breathing fecal matter and listening to dogs barking and abuse



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [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: \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR THURSDAY, FEBRUARY 13, 2020  
**Date:** Thursday, February 13, 2020 11:13:24 AM  
**Attachments:** [02.13.20 Public Schedule Media Advisory.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, February 12, 2020 6:07 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR THURSDAY, FEBRUARY 13, 2020

**FOR IMMEDIATE RELEASE:**

Wednesday, February 12, 2020

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

**\*\*\* MEDIA ADVISORY \*\*\***

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC  
EVENTS FOR THURSDAY, FEBRUARY 13, 2020**

**8:00 AM**

**Mayor London Breed to join business and civic leaders at the San Francisco Chamber of Commerce's annual CityBeat Breakfast.**

Hyatt Regency San Francisco  
Grand Ballroom

**9:45 AM**

**Mayor London Breed to speak at a State Assembly Budget Subcommittee hearing on homelessness chaired by Assemblymember Phil Ting.**

State Building  
455 Golden Gate Avenue  
Milton Marks Auditorium

***Note: Mayor's schedule is subject to change.***

**###**

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Langlois, Lily \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request to Postpone Initiation of the Market Octavia Plan Amendment (formerly the Hub)  
**Date:** Thursday, February 13, 2020 11:11:34 AM  
**Attachments:** [Planning Commission Letter on the Hub Feb 2020.pdf](#)

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**From:** Carlos Bocanegra <cebocanegra@dons.usfca.edu>  
**Sent:** Thursday, February 13, 2020 10:21 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>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; theresa.imperial@sfgov.org  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Peter Papadopoulos <ppapadopoulos@medasf.org>; John Elberling <johne@todco.org>; Jon Jacobo <jjacobob@todco.org>; Erick Arguello <earguello@glide.org>; Wes Saver <wsaver@glide.org>; David Woo <david@somapilipinas.org>  
**Subject:** Re: Request to Postpone Initiation of the Market Octavia Plan Amendment (formerly the Hub)

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

February 13, 2020

Dear President Koppel and Planning Commissioners,

We are writing to express our strong concerns regarding the race and social equity framework for the Hub amendment to the Market Octavia area plan. We ask for this initiation to be delayed until the critical issues we have raised have been addressed.

This project and its upzoning is located in a sensitive location between a number of communities of color and working-class communities that are experiencing ongoing gentrification and displacement.

Given our concerns regarding: the recent appointment of the new Planning Director, with whom we have had no opportunity to discuss our significant issues regarding this

major rezoning; the fact there is still apparently a temporarily vacant seat on the Planning Commission; that the Office of Racial Equity has just been formed and has neither been fully staffed nor completed their guidance framework to City departments; and that the other City departments including Planning are still in the process of completing their own Race and Social Equity plans that would directly impact the outcome of area plans such as this one, we would ask the Hub's initiation be postponed to provide the City and community a reasonable time and opportunity to address the aforementioned concerns.

And more specifically, we would like to see addressed by the plan itself:

- 1.
2. The need for a more complete
3. race and social equity lens analysis integration, under the guidance of a completed Office of Racial Equity framework, and analyzed through a completed Race and Social Equity Plan that has been approved by the Planning Commission and the Board of Supervisors.
- 4.
- 5.
6. The need for a socioeconomic
7. study to assess the potential harmful impacts on vulnerable communities from adding more than 4,000 additional upscale residents beyond current capacity to this small area.
- 8.
- 9.
10. That the above mentioned
11. socioeconomic study also include relevant demographic information surrounding the level of population living at the poverty and low-income level as well as appropriate data capture of the existing unhoused population within the area.
- 12.
- 13.
14. The need for a higher level
15. of upzoning value recapture in order to increase area stabilization and decrease exacerbation of wealth inequality.
- 16.
- 17.
18. The need for a small business
19. and neighborhood impact assessment and stabilization plan to mitigate the expected impacts to community-serving businesses within the Hub and surrounding areas.
- 20.
- 21.
22. The need for substantive
23. protections and mitigation measures for the displacement of unhoused residents and a more complete analysis of existing services and expected increase in

need for services that will be created as a result.

- 24.
- 25.
- 26. The need for a more creative
- 27. and equitable rezoning that stresses community-serving and community-stabilizing zoning uses rather than traditional "Downtown" zoning that does not serve the needs of our communities.
- 28.
- 29.
- 30. The need for more substantive
- 31. environmental transportation analysis of the impact of this plan upon surrounding communities.
- 32.

We appreciate you hearing our concerns and ask that you please hold this initiation timeline until meaningful discussions have happened with our new Director, and the the Race and Social Equity steps outlined above are fully completed. We look forward to working with you and your fellow Commissioners to ensure we reach a plan for growth that builds equitable capacity in our city while remaining safe and inclusive for all San Franciscans regardless of their income.

Sincerely,

South of Market Community Action Network (SOMCAN)  
SOMA-Pilipinas Cultural Heritage District  
Calle 24 Latino Cultural District  
Tenants and Owners Developer Corporation (TODCO)  
Haight-Ashbury Neighborhood Council (HANC)  
Mission Economic Development Corporation (MEDA)  
Cultural Action Network (CAN)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3700 California St EIR responses to comments document  
**Date:** Wednesday, February 12, 2020 2:37:16 PM

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*Jonas P. Ionin,  
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**From:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Sent:** Wednesday, February 12, 2020 2:17 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** 3700 California St EIR responses to comments document

Pursuant to the San Francisco Administrative Code Chapter 31, the environmental review document is being forwarded for electronic distribution to the Planning Commission at this [link](#). The EIR certification hearing is scheduled for February 27, 2020.

If you or the commissioners would like hard copies of the document or have any questions related to this project's environmental evaluation, please contact me at 575-9072 or [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org).

Thank you.

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2017-010281DRP-02; 236 El Camino Del Mar at the CPC Feb. 13, 2020.  
**Date:** Wednesday, February 12, 2020 12:29:44 PM

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Commissioners,  
Please be advised that the above referenced item will be continued tomorrow.

*Jonas P. Ionin,  
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**From:** Fleishhacker, William <WMFleishhacker@duanemorris.com>  
**Sent:** Wednesday, February 12, 2020 12:28 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Cc:** Amy Lee <amy@3ssanfrancisco.com>; alicebarkley@sbcglobal.net; Barkley, Alice <ASBarkley@duanemorris.com>; Mark Luellen <mark@3ssanfrancisco.com>; Ryan Patterson <ryan@zfplaw.com>  
**Subject:** 2017-010281DRP-02; 236 El Camino Del Mar at the CPC Feb. 13, 2020.

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

Jonas, on behalf of the project sponsor, I wanted to inform you that the we have agreed with the DR requestors to a continuance of this item for 3 weeks to allow further settlement discussions to take place.

Ryan Patterson (counsel for the DR requestors) is copied on this email, so he can confirm our agreement.

Best regards,

William.

**William Fleishhacker**  
Special Counsel

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Spear Tower  
One Market Plaza, Suite 2200  
San Francisco, CA 94105-1127  
**P:** +1 415 957 3232  
**F:** +1 415 723 7446  
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[WMFleishhacker@duanemorris.com](mailto:WMFleishhacker@duanemorris.com)  
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For more information about Duane Morris, please visit <http://www.DuaneMorris.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 \(CPC\)](#); [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 RICH HILLIS AS NEW PLANNING DIRECTOR  
**Date:** Wednesday, February 12, 2020 10:56:07 AM  
**Attachments:** [02.12.20 Planning Director.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Sent:** Wednesday, February 12, 2020 10:20 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES RICH HILLIS AS NEW PLANNING DIRECTOR

**FOR IMMEDIATE RELEASE:**

Wednesday, February 12, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES RICH HILLIS AS  
NEW PLANNING DIRECTOR**

*Hillis will bring decades of experience and a focus on streamlining housing approvals to the  
San Francisco Planning Department*

**San Francisco, CA** — Mayor London N. Breed today announced Rich Hillis has been appointed as Director of the San Francisco Planning Department. Hillis is the Executive Director of the Fort Mason Center for Arts & Culture and served on the Planning Commission from 2012 to 2019. Hillis will begin as Planning Director on March 9, 2020.

“Our housing shortage has made living in San Francisco far too expensive and too many people are being pushed out, including many who have lived here for generations,” said Mayor Breed. “Rich recognizes that to address this equity issue, we need more housing in San Francisco for families and people of all income levels, and we need that housing built throughout our entire City. He shares my vision for streamlining the housing approval process and eliminating red tape so we can make the city more affordable and equitable. I’m looking forward to working with him over the coming years, and I’m confident that under Rich’s leadership, the San Francisco Planning Department will continue leading the way to create a

more livable, sustainable, equitable, and thriving city for all.”

“I want to thank Mayor Breed for the opportunity to serve as Planning Director during such an important time for San Francisco. The Planning Commission and the Planning Department face significant and unprecedented challenges, especially around housing affordability, and equity, and the decisions we make today will have impacts for generations to come,” said Rich Hillis. “I will bring my passion, experience, and a results-focused, collaborative approach to work with our communities, the Planning Commission, regional and State partners, and City leaders to effect real and meaningful change.”

As Planning Director, Hillis will focus on addressing the housing shortage in San Francisco by working to streamline the Department’s process for entitling new housing and identifying opportunities to create new and more equitable housing opportunities in areas of San Francisco that have not seen significant new housing in decades. He is committed to creating new affordable housing and growing the City’s housing stock without displacing existing tenants or demolishing rent controlled housing.

In addition to focusing on housing, Hillis recognizes that sustaining and building complete communities requires the Department to plan for a more expansive and accessible transportation system, rethink commercial corridors in a changing retail environment, foster the preservation of historic places, and respond to climate change.

As Executive Director of the non-profit Fort Mason Center, Hillis has led the reinvigoration of this San Francisco cultural institution, investing over \$60 million into the historic campus and providing a stable and vibrant home to dozens of arts organizations and events. Before joining the Fort Mason Center, Hillis served as Deputy Director of the Office of Economic and Workforce Development, where he led several development projects, including the redevelopment of Treasure Island and Yerba Buena Island, and the Octavia Boulevard corridor.

Hillis has an MA in Public Policy from the University of Chicago and a BS from the University at Albany.

In September 2019, Planning Director John Rahaim announced his retirement from the Planning Department after leading the Department for over a decade. As required by the City Charter, the Planning Commission reviewed applications from people interested in the Planning Director position, and recommended five qualified candidates to the Mayor. Following interviews with each candidate, Mayor Breed selected Hillis to lead the Department.

“I trust the Mayor has made the right choice to implement her vision for this City,” said Myrna Melgar, former President of the San Francisco Planning Commission. “The Planning Commission took seriously our responsibility to provide the Mayor with candidates for this role. We solicited feedback from the public about the qualities they wanted to see embodied in the Department’s next leader and I believe Rich has those qualities. Rich articulated a clear vision for equity and inclusion and I believe his knowledge of the City and the Department will be a tremendous asset as we continue to build more housing in San Francisco.”

“In the years I spent working with Rich both on the Planning Commission and on community issues, I have seen him bring a passion for San Francisco and for our neighborhoods to his

work,” said Rodney Fong, former President of the San Francisco Planning Commission. “I know he will bring his deep knowledge, willingness to listen and work collaboratively with all, and commitment to equitable development across San Francisco to this new role.”

“Across his many public service roles in San Francisco, Rich has consistently shown that he is both committed to the wellbeing of the city and that he can get things done in our complex environment,” said Alicia John-Baptiste, President and CEO of SPUR. “We look forward to working with him as he takes on our big challenges—building housing, improving affordability, and ensuring the vibrancy and diversity of our communities for generations to come.”

“Rich’s leadership was critical in obtaining the approvals for the Treasure Island development plans at a critical time in the development process,” said Sherry Williams, Executive Director of One Treasure Island. “Even with the loss of Redevelopment and its critical funding, he worked collaboratively and creatively to ensure a future neighborhood that would include residents from all socioeconomic backgrounds.”

“Rich understands the critical importance of our cultural districts and their value in building and sustaining communities,” said Sandy Mori, a long-time Japantown community advocate. “He was a true partner with us during the sale of the Japantown mall, which stands at the heart of the City’s historic Japantown, and helped our community guarantee that the new owners had a legal obligation to respect the cultural role the properties play in the life of the community.”

The San Francisco Planning Department is responsible for guiding growth and development of San Francisco. The Planning Department works with other City agencies and the community to help balance the needs of residents, businesses, and civic leaders to protect the environment and historical resources, create inspiring and livable urban spaces, cultivate neighborhood resilience, and enforce good land use practices.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Afterlife approval of HUF on Valencia St - Feb 11, 2020  
**Date:** Wednesday, February 12, 2020 9:48:20 AM  
**Attachments:** [Afterlife approval of HUF on Valencia St - Feb 11 2020 - 4-07 PM.pdf](#)  
[image001.png](#)  
[image002.png](#)  
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[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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**From:** Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>  
**Sent:** Wednesday, February 12, 2020 9:10 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** FW: Afterlife approval of HUF on Valencia St - Feb 11, 2020

Hi Jonas,

I received this letter of support for the Formula Retail CUA at 968 Valencia Street (2019-015067CUA) yesterday afternoon. Can you forward it to the Commissioners?

If not, please let me know so I can print out copies for tomorrow's hearing!

Thanks,  
Monica

**Monica Giacomucci**  
Preservation Planner, Southeast Quadrant, Current Planning Division  
**Direct:** 415-575-8714 | **Fax:** 415-558-6409

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



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**From:** Pam <[afterlifeboutique@gmail.com](mailto:afterlifeboutique@gmail.com)>  
**Sent:** Tuesday, February 11, 2020 4:12 PM  
**To:** Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)>  
**Cc:** [sweets@hufworldwide.com](mailto:sweets@hufworldwide.com)  
**Subject:** Afterlife approval of HUF on Valencia St - Feb 11, 2020

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Scanned with TurboScan.

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Theresa Imperial](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing the Grateful Dog's Conditional Use Authorization - 2018-012576CUA - meeting on Thursday 02/13  
**Date:** Wednesday, February 12, 2020 9:47:46 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Val Babajov <val@voivoda.com>  
**Sent:** Tuesday, February 11, 2020 9:25 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Opposing the Grateful Dog's Conditional Use Authorization - 2018-012576CUA - meeting on Thursday 02/13

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Dear City Officials:

My name is Vladimir ( Val) Babajov. I am misfortunate to own a property neighboring the Grateful Dog at 1769 Lombard St, San Francisco, CA 94123.

I am writing to oppose the Grateful Dog's Conditional Use Authorization - record number 2018-012576CUA. I, and all the homeowners that surround this business, do not want the Grateful Dog to have an outdoor activity area.

I live at the back of Grateful Dog and my house is a few feet away from their yard. I am able to clearly hear dogs barking from our living room and bedroom, even when the dogs are inside.

With dogs in the yard, I am subject to **constant barking, employee yelling, the terrible smell of urine and feces and flies**. I am unable to enjoy my backyard as a result. This business does not care about it's neighbors or the law and has not been abiding by the conditions set last year so I see no reason why they should get this additional permit. **The owners of Grateful Dog demonstrated complete ignorance and arrogance to their neighbours.**

Before the City sanction them I clearly remember a few instances when the dogs are barking all night

and their personal was drinking, abusing the dogs and creating disturbances.

Please apply common sense and do your best to help my family and my neighbors to be able to have normal life and deserved rest at their homes. This business has no place in our highly populated block of Cow Hollow. **It is my strong opinion that this business should not be able to operate in the backyard of so many homeowners.**

Thank you for your time.

Best Regards

Vladimir (Val) Babajov

Phone +1-415-742-8636

Mobile +1-818-388-4374

<http://www.linkedin.com/pub/val-babajov/0/8/506>

**From:** [CPC-Commissions Secretary](#)  
**To:** [Theresa Imperial](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing Grateful Dog's Conditional Use: 2018-012576CUA  
**Date:** Wednesday, February 12, 2020 9:47:36 AM

---

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Director of Commission Affairs*

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

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**From:** Bobby Jania <bobby.jania@gmail.com>  
**Sent:** Wednesday, February 12, 2020 9:23 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Subject:** Opposing Grateful Dog's Conditional Use: 2018-012576CUA

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Dear City Officials:

My name is Robert Jania, and I am writing to oppose the Grateful Dog's Conditional Use Authorization. I, and my neighbors, do not want the Grateful Dog to have an outdoor activity area.

I am the owner of 3124 Laguna St and my backyard is in close proximity to 1769 Lombard St (the site of the Grateful Dog). I constantly hear dogs barking (even when they are inside), and the staff yelling. In addition, I can smell urine and feces from the dogs, which has attracted an enormous amount of flies to all of our backyards. As a result, we are unable to enjoy our rear outdoor space.

It does not seem that this business cares about the community or the law. It has not been abiding by the conditions set last year and I hope you see no reason as to why they should get an additional permit.

Thank you.  
Robert Jania





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [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: 2020 Harassment Prevention Training  
**Date:** Tuesday, February 11, 2020 2:59:48 PM  
**Attachments:** [2020 Director Memo to Commissioners and Board Members with Attachments.pdf](#)  
[image001.png](#)

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Commissioners,  
More mandatory training.

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Callahan, Micki (HRD) <micki.callahan@sfgov.org>  
**Sent:** Tuesday, February 11, 2020 2:49 PM  
**To:** Anderson, Tara (DAT) <tara.anderson@sfgov.org>; Armanino, Darlene (RET) <darlene.armanino@sfgov.org>; Arntz, John (REG) <john.arntz@sfgov.org>; Asay, Greg (ADM) <greg.asay@sfgov.org>; Austin, Kate (ADM) <kate.austin@sfgov.org>; Badasow, Bridget (HSA) <bridget.badasow@sfgov.org>; Batshoun, Diala (PUC) <DBatshoun@sfgov.org>; Blackman, Sue (LIB) <Sue.Blackman@sfpl.org>; BoardofAppeals (PAB) <boardofappeals@sfgov.org>; Boomer, Roberta (MTA) <Roberta.Boomer@sfmta.com>; Brastow, Peter (ENV) <peter.brastow@sfgov.org>; Brooke, Helynn (DPH) <helynn.brooke@sfdph.org>; Brukman, Eden (ENV) <eden.brukman@sfgov.org>; Caminong, Dori (CHF) <dori.caminong@dcyf.org>; Carr, Barbara (REG) <barbara.carr@sfgov.org>; Castleman, Maya (HSA) <maya.castleman@sfgov.org>; Chan, Charles (MTA) <Charles.Chan@sfmta.com>; Chen, Howard (DPH) <howard.c.chen@sfdph.org>; Cheng, Jonathan (MTA) <Jonathan.Cheng@sfmta.com>; Conefrey, Maureen (FIR) <maureen.conefrey@sfgov.org>; Corina Monzon (AIR) <corina.monzon@flysfo.com>; Cruz, Jaimila (CII) <jaimila.cruz@sfgov.org>; Donovan, Dominica (ECN) <dominica.donovan@sfgov.org>; Ekberg, Natalie (HSS) <natalie.ekberg@sfgov.org>; Ethics Commission, (ETH) <ethics.commission@sfgov.org>; Flannery, Eugene (MYR) <eugene.flannery@sfgov.org>; gamezc@sfha.org; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Hart, Shane (CII) <shane.hart@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Hood, Donna (PUC) <DHood@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jaime, Matthias (adm) <matthias.jaime@sfgov.org>; Kiely, hosman@sfgov.org; King, Michael (MYR) <michael.king@sfgov.org>; Kittel, Heather (HRD) <heather.kittel@sfgov.org>; LaBarre, Elizabeth (HSA) <elizabeth.labarre@sfgov.org>; Larrick, Herschell (WOM) <Herschell.Larrick@sfgov.org>; lhathhorn@asianart.org; Liang, May (ECN) <may.k.liang@sfgov.org>; mark.morewitz@sfgov.org; Mauer, Dan (REC) <dan.mauer@sfgov.org>; McArthur, Margaret (REC) <margaret.mcarthur@sfgov.org>; McDonald, Christopher Todd (VAC) <christopher.todd.mcdonald.vac@sfgov.org>; McGee, Melissa (HSA) <melissa.mcgee@sfgov.org>;

Meyer, Catherine (HRC) <cathy.mulkeymeyer@sfgov.org>; michael.brown@sfgov.org; Minor, Charles (HOM) <charles.minor@sfgov.org>; mpowers@famsf.org; Nelson, Andrea (CPC) <andrea.nelson@sfgov.org>; Nelson, Eric (ADM) <eric.nelson@sfgov.org>; Norris, Jennifer (WAR) <jennifer.norris@sfgov.org>; Quesada, Amy (PRT) <amy.quesada@sfport.com>; Rachel.Kilshaw@sfgov.org; Rodriguez, Yvonne (PUC) <YRodriguez@sfgwater.org>; Rollins, Iris (ECN) <iris.rollins@sfgov.org>; Sheehan, Charles (ENV) <charles.sheehan@sfgov.org>; Shore, Elena (ADM) <elena.shore@sfgov.org>; Silva-Re, Pauline (JUV) <pauline.silva-re@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Stewart, Crystal (ADM) <crystal.stewart@sfgov.org>; Tom, Risa (POL) <risa.tom@sfgov.org>; Varner, Christina (RNT) <christina.varner@sfgov.org>; Vaughn, Carla (PUC) <CVaughn@sfgwater.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; DPH-vhuggins <vhuggins@sfhp.org>; Young, Victor (BOS) <victor.young@sfgov.org>; Zhu, Tracy (PUC) <TZhu@sfgwater.org>

**Subject:** 2020 Harassment Prevention Training

Colleagues:

Please see the attached memorandum regarding the City's 2020 mandatory harassment prevention training. All employees with supervisory responsibility, from lead workers to commission members, are required by law to take the training. All employees must complete the training by April 10, 2020. The course access instructions are attached.

If you have any questions, please contact your department personnel officer.

Regards,



Connecting People with Purpose

**Micki Callahan**  
**Human Resources Director**  
**(she, her, hers)**  
Department of Human Resources  
One South Van Ness Ave., 4<sup>th</sup> Floor  
San Francisco, CA 94103  
Phone: (415) 557-4845  
Website: [www.sfdhr.org](http://www.sfdhr.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [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 \*\*\* BOARD OF SUPERVISORS APPROVES ACQUISITION OF SITE FOR AFFORDABLE HOUSING IN UPPER MARKET AREA  
**Date:** Tuesday, February 11, 2020 2:19:15 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Sent:** Tuesday, February 11, 2020 2:18 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS APPROVES ACQUISITION OF SITE FOR AFFORDABLE HOUSING IN UPPER MARKET AREA

**FOR IMMEDIATE RELEASE:**

Tuesday, February 11, 2020

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

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

**BOARD OF SUPERVISORS APPROVES ACQUISITION OF  
SITE FOR AFFORDABLE HOUSING IN UPPER MARKET  
AREA**

*Once built, the 100 percent affordable apartment building will provide permanently affordable housing for low-income seniors, with a focus on serving people who are LGBTQ*

**San Francisco, CA** — The Board of Supervisors voted today to approve the purchase of the existing building and parcel at 1939 Market Street, allowing the City to move forward with building new affordable housing on the site. Mayor London N. Breed and Supervisor Rafael Mandelman co-sponsored the resolution to convert the property to 100% permanently affordable housing for low-income residents in the area, with a focus on serving LGBTQ seniors. The resolution allows the Real Estate Department to enter into the Purchase and Sale Agreement for the land sale.

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

Housing Bond. I'm looking forward to seeing this housing development provide affordable homes so that our seniors can continue to live in San Francisco and age with dignity."

"A combination of high land costs and a lack of developable sites make it difficult to build affordable housing in neighborhoods like the ones I represent," said Supervisor Mandelman. "But if we are serious about keeping people from being displaced from the neighborhoods they helped to shape, we must figure out ways to make it work. The acquisition of 1939 Market Street will allow us to build desperately needed affordable housing for seniors in Upper Market, ensuring that LGBTQ seniors at high risk of eviction can remain in the Castro."

The property is located at the intersection of Duboce Avenue and Market Street. The Mayor's Office of Housing and Community Development (MOHCD) will purchase the property for \$12 million with funds from the Educational Revenue Augmentation Fund and intends to use the 2019 Affordable Housing Bond (Proposition A) funds for future construction of the project. In November, voters passed a \$600 million Affordable Housing Bond, which included \$150 million for the creation of new affordable senior housing rental opportunities through new construction and acquisition.

"Acquiring the site at 1939 Market Street will provide us with the opportunity to create a new, vibrant affordable housing community in a district that has not seen much new affordable production in recent years," said Mayor's Office of Housing and Community Development Acting Director Dan Adams. "MOHCD recognizes the growing need for affordable homes for seniors in the City, and we have expanded our portfolio to deliver hundreds of new units for low-income seniors in the coming years."

Once the land is officially transferred to the City's ownership, the current owners will sign a lease with the City to remain on site for a duration of 24 months, while the City procures a developer who will complete due diligence for the future affordable housing project. Following identification and finalization of construction funding, the City will select a developer through a Request for Qualifications process to develop the site, which will be issued by fall 2020. Upon completion of the new affordable housing, the site will be transformed into a mixed-use development with expansive ground-floor activation opportunities.

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

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

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039  
**Date:** Tuesday, February 11, 2020 10:56:59 AM  
**Attachments:** [POLK\\_PDMAsigned.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Chris Vance <[vance13@gmail.com](mailto:vance13@gmail.com)>  
**Sent:** Monday, February 10, 2020 4:52 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>  
**Subject:** Letters of Support, 1735 Polk - CUA Application# 2019-014039


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

Good Evening Secretary/Bridget,

Attached is a letter of support from the Polk District Merchants Association (PDMA). This is from one of the first meeting we held with the Community on October 17th 2018.

Chris

Chris Vance  
Managing Partner

  
415.640.3756 cell  
415.520.0757 fax  
[districtsf.com](http://districtsf.com)

districtoak.com  
[districtsj.com](http://districtsj.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Letter - Hearing Poster - 2 West Portal  
**Date:** Tuesday, February 11, 2020 10:56:39 AM  
**Attachments:** [WPMA SupportLetter - One Medical2WestPortal.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Sharon Cox <cox@plintharch.com>  
**Sent:** Monday, February 10, 2020 6:23 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** Fwd: Support Letter - Hearing Poster - 2 West Portal

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Attached is a support letter from the West Portal Merchants Association for a One Medical at 2 West Portal - CU application # 2019-022530CUA. It is scheduled for public hearing on March 5th. Please include the letter in the file.

Thank you.

Best regards,

Sharon

[Sharon Cox AIA](#)  
plinth architecture • urban design • interiors  
58 West Portal Ave #328  
San Francisco CA 94127  
415 260-6889  
[www.plintharch.com](http://www.plintharch.com)

| | | | |



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: One Vassar Informational Hearing Supplemental Materials  
**Date:** Tuesday, February 11, 2020 10:55:21 AM  
**Attachments:** [20200210.1\\_LPA\\_Supplemental-reducedsize.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Sharon Lai (Onevassar) <sl@onevassar.com>  
**Sent:** Tuesday, February 11, 2020 10:47 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>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Chase, Caroline <cguibert@coblenzlaw.com>; Mark Schwettmann <mark.schwettmann@som.com>  
**Subject:** One Vassar Informational Hearing Supplemental Materials

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

Dear Commission President Koppel and members of the Commission,

Thank you for your time at the January 30 Informational Hearing for the One Vassar Project. We regret that between the short presentation time available and the nature of the project our presentation may not have been entirely clear or complete. In short, the One Vassar project consists of three towers, each designed by a different design team but unified by extensive public open space and public realm improvements. The project proposes to deliver a diverse mix of housing, hospitality, neighborhood retail and childcare.

For your reference, we've attached here a high level summary of the project which aims to explain both the larger ideas of this important mixed-use project and some of the more relevant details. In addition to this supplemental overview, planning staff has issued the project plans, staff report, and draft motions describing all aspects of the project in detail, two weeks in advance of the February 20th, hearing. We are, of course, available at your convenience to answer any questions about the project or discuss the project further.

Sincerely,  
Sharon Lai

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Please consider the environment before printing this email.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1567 California Street Project and Applicant Michael Lee  
**Date:** Tuesday, February 11, 2020 10:47:30 AM  
**Attachments:** [image001.png](#)  
[image004.emz](#)  
[image005.png](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Sent:** Tuesday, February 11, 2020 10:28 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** FW: 1567 California Street Project and Applicant Michael Lee

Hi Jonas,

Forwarding a comment email regarding my item on this week's agenda – 1567 California Street, 2018-011249CUA. Could you please distribute to the Commission, or please let me know if you need me to do anything further with this comment email.

Thank you!

**Andrew Perry, Senior Planner**  
**Office of the Zoning Administrator**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Perry, Andrew (CPC)  
**Sent:** Tuesday, February 11, 2020 10:18 AM  
**To:** Charles Steiner <[charlessteiner@att.net](mailto:charlessteiner@att.net)>  
**Subject:** RE: 1567 California Street Project and Applicant Michael Lee

Hello Mr. Steiner,

Thank you for your comments regarding the proposed project. They have been added to the project

record and will be sent to the Planning Commission in advance of Thursday's hearing.

Apologies if I was not clear on our call previously, but in no way was I saying that the currently proposed 100-unit project was already approved. Yes, there was a previously approved project at this site, which was approved by the Planning Commission back in February 2016; however, that project, as you are aware, did not move forward with construction.

The currently proposed project is seeking approval by the Planning Commission at this week's hearing. The decision to approve the project has therefore not occurred yet and that decision is entirely the responsibility of the Planning Commission; it is not a decision made by staff. That said, the Department supports the project for a variety of reasons as are detailed in the staff report, not least of which is the addition of 100 units of housing to the city's stock.

Thank you,

**Andrew Perry, Senior Planner**  
**Office of the Zoning Administrator**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Charles Steiner <[charlessteiner@att.net](mailto:charlessteiner@att.net)>  
**Sent:** Monday, February 10, 2020 9:25 PM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Subject:** 1567 California Street Project and Applicant Michael Lee

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Dear Planner Andrew Perry:

You invited me to make comment about the plan so that it will go into the record for the meeting on February 13, 2020. My comments are as follows:

I don't want the project to occur.

(1) I am a tenant at 1424 Polk Street, and the project will occur right beside my apartment.

There will be noise and dirt, shaking and quaking for at least two years, and I am retired. I live at my apartment and have done so for the last 35 years and do not intend to be thrown out of my apartment for the sake of construction work – day or night.

(2) I am not the only retiree in the apartment building I live in. Another one I know is very ill, and she needs rest. A construction project that lasts two years can wreck the health of a retiree already weak biologically and prevent a tenant from getting rest.

We both have the right to quiet enjoyment and it shall not be breached by a project that caters to rich Leftists who want to fill up the neighborhood with their bikes, their walks, and their sense of entitlement in a working class neighborhood that is already crowded.

(3) The area is already congested as it is. The construction will interrupt the bike lanes here, and bikers will ride on the sidewalk instead of the street. There are homeless people here as well, and the pedestrians in the neighborhood already have a difficult time negotiating between beggars and bikers. With construction going on for two years, the amount of stress and disturbance will be enormous on anyone involved in this neighborhood, to say nothing of the negative impact on all businesses in the area. I'm sure some will simply shut down and leave.

(4) In addition, the two main grocery stores, Whole Foods and Trader Joe's already have long customer lines, particularly on the weekends. Another 100 people or more in the area will do the traditional residents in the area no favor.

(5) Lastly, a big-ass project as this bonus-sized one will destroy the view of long-term tenants who already have a wonderful view on the top floors of the apartment building I live in. This project will not only thrust them into darkness or for them to deal with the absence of sunlight, it will reduce the value of each and every apartment in the building. I'm pretty sure if this project gets the go-ahead, some of my richer neighbors in the apartment building I live in will leave simply because of the noise the construction will bring.

(5a) There is are infants and children in these apartment buildings. The noise and shaking from the construction will greatly frighten the children and cause undue stress on the parents.

And why, Mr. Perry, did you tell me on the phone that this project was already approved even before the Notice of Public Hearing was mailed out to me? Your opinion coincides with an article that was recently brought to my attention regarding how "the 1567 California Street project is slated to be approved this week and building permits for the project have been requested."

Was there some backroom deal that was made ensuring this terrible project's go-ahead before any prima facie discussion took place? Why were you informed of it in advance such that you were able to tell me what a wonderful thing this project is going to be? I thought your role was to be objective and to record responses from residents only.

Funny, how just a few days after we spoke on the phone, an article gets published echoing your very words to me on the phone, selling the idea that the project is a done deal!

[Bonus-Sized Polk Street Project Slated for Approval](#)



Not only does this project stink, but the pre-sold conclusion that it's a done deal really stinks to high heaven. It stinks of collusion and backroom deals.

I was in email conversation with Michael Lee as early as 5/2018 about this project. He was never forthright about the complaints I made or that the tenants in my building made. Was he part of the collusion to make it appear that this project is scheduled to go ahead regardless of what the residents at 1424 Polk Street think or our neighbors?

Again, something's very fishy about the whole thing.

Thank you for inviting me to make comment for the record.

Best regards,

Charles Steiner

1424 Polk Street #22

San Francisco, CA 94109

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2019-015579CUA / Blu Dot  
**Date:** Monday, February 10, 2020 11:44:28 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Rodney Minott <rodneyminott@outlook.com>  
**Sent:** Monday, February 10, 2020 11:05 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Maurice Blanks <MBlanks@bludot.com>  
**Subject:** Case No. 2019-015579CUA / Blu Dot

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President Joel Koppel and Commissioners  
c/o Esmeralda Jardines ([esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org))  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE:  
99 Missouri Street, Blu Dot  
Planning Case No. 2019-015579CUA

Dear President Koppel and Commissioners:

I am writing on behalf of Save The Hill in support of Blu Dot's proposed project at 99 Missouri Street in Potrero Hill.

I understand that Blu Dot is seeking approval of a Conditional Use Authorization for a new modern



furniture store at 99 Missouri Street. I have discussed the project with Blu Dot and am excited to see them open their business in Potrero Hill.

Blu Dot's proposal to renovate and reactivate the existing structures at the property corner is a welcome one for the following reasons:

- The buildings at Missouri and 17th have been vacant and boarded up for some time. Blu Dot would revitalize the structures and bring new life to a prominent corner.
- By replacing a vacant building with a new active use with street facing windows on two frontages, the project will enliven the pedestrian environment.
- The proposed furniture showroom and retail store is consistent with the history of the Potrero Hill/Showplace Square Area as the City's design district.
- The project would add a high quality retail use that will serve both Potrero residents and attract visitors from throughout the City.

For these reasons, I encourage the Commission to approve the project.

Sincerely,

Rod Minott  
Save The Hill  
1206 Mariposa Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039  
**Date:** Monday, February 10, 2020 9:55:58 AM  
**Attachments:** [MRW\\_SupportLetter\\_Business copy.pdf](#)

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

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**From:** Chris Vance <[vance13@gmail.com](mailto:vance13@gmail.com)>  
**Sent:** Friday, February 07, 2020 4:46 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Letters of Support, 1735 Polk - CUA Application# 2019-014039

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

See attached letter of support. thanks!

Chris Vance  
Managing Partner

|  
415.640.3756 cell  
415.520.0757 fax  
[districtsf.com](http://districtsf.com)  
[districtoak.com](http://districtoak.com)  
[districtsj.com](http://districtsj.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [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: SAVEMUNI PARTY: TUESDAY, FEBRUARY 18, 2020, 5 -8 PM  
**Date:** Monday, February 10, 2020 9:55:20 AM

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*Jonas P. Ionin,  
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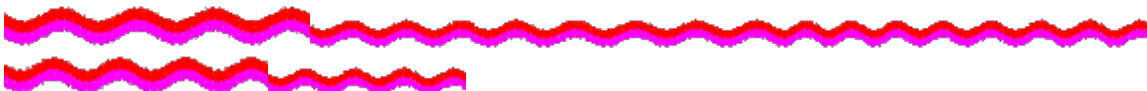
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**From:** Howard <[wongaia@aol.com](mailto:wongaia@aol.com)>  
**Sent:** Monday, February 10, 2020 3:35 AM  
**To:** [wongAIA@aol.com](mailto:wongAIA@aol.com)  
**Subject:** SAVEMUNI PARTY: TUESDAY, FEBRUARY 18, 2020, 5 -8 PM

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**SAVEMUNI PARTY:** TUESDAY, FEBRUARY 18, 2020, 5:00–8:00 PM at  
111 Minna Gallery, 111 Minna Street (near 2<sup>nd</sup> & Mission Streets), San  
Francisco. In addition to Jeff Tumlin, new MTA Director, meet Carl Nolte, long-time  
SF Chronicle columnist and lifelong Muni rider. Please RSVP to [bobf@att.net](mailto:bobf@att.net)



JOIN SAVEMUNI: <https://www.savemuni.org/contact-savemuni/> .

## SAVE THE DATE

Tuesday, February 18, 2020 5 PM to 8 PM  
111 Minna Street / between First and Second Streets  
(Minna runs parallel to Mission Street) No Host Bar

## SAVE **MUNI** PARTY

Support Better Transit In San Francisco  
Meet Jeff Tumlin, the new Director of the SFMTA  
And find out more about Save Muni



Learn more about Save Muni at [www.savemuni.org](http://www.savemuni.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for demolition of 1420 Taraval Street  
**Date:** Monday, February 10, 2020 9:53:03 AM

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*Jonas P. Ionin,  
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**From:** Mike Hagerty <mhagertyjr@gmail.com>  
**Sent:** Sunday, February 09, 2020 8:02 PM  
**To:** Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for demolition of 1420 Taraval Street

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Hi,

I'm writing in support - not opposition - of the demolition of 1420 Taraval Street. I do not see it as architecturally significant, despite hearing thirdhand that the architect of the "Grateful Dead" house also designed this one.

San Francisco needs more housing, and the southwest part of the city is no different. Multi-unit buildings are fine. In my opinion, these neighborhoods do not need to be fully single-family but should be a mix of SFH and multi-unit dwellings.

Thank you,  
Michael Hagerty  
2518 14th Ave, San Francisco, CA 94127

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN ANNOUNCE CITY'S PURCHASE OF CRUCIAL MENTAL HEALTH RESIDENTIAL CARE FACILITIES  
**Date:** Monday, February 10, 2020 9:51:40 AM  
**Attachments:** [02.10.20 Grove Street House and South Van Ness Manor.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, February 10, 2020 6:33 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN ANNOUNCE CITY'S PURCHASE OF CRUCIAL MENTAL HEALTH RESIDENTIAL CARE FACILITIES

**FOR IMMEDIATE RELEASE:**

Monday, February 10, 2020

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

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

**MAYOR LONDON BREED AND SUPERVISOR RAFAEL  
MANDELMAN ANNOUNCE CITY'S PURCHASE OF CRUCIAL  
MENTAL HEALTH RESIDENTIAL CARE FACILITIES**

*Grove Street House and South Van Ness Manor will be purchased by the City as part of Mayor Breed's efforts to stabilize the City's behavioral health system and ensure care for vulnerable residents*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Rafael Mandelman today announced the City will preserve two residential care facilities that were at risk of closing. On January 29, 2020, the City financed the acquisition of Grove Street House, a State licensed nine-bed, 60-day residential mental health treatment facility North of the Panhandle, carried out in partnership with PRC/Baker Places. Mayor Breed also announced the City's intent to purchase South Van Ness Manor, a 29-bed licensed Board and Care facility in the Mission. These two properties were identified as opportunities for acquisition and preservation following the Mayor's announcement last fall to increase funding to acquire sites that support people with behavioral health challenges and are at risk of closing.

“The Grove Street House and South Van Ness Manor provide essential care for some of our most vulnerable residents—people with mental health challenges and substance use disorder, and people who are looking for a step on the path out of homelessness,” said Mayor Breed. “With this financial support from the City, these crucial long-term care facilities will be able to keep operating for years to come. As we work to improve our entire behavioral health system, we need to make sure our existing resources can continue providing the services that people depend on.”

“As the City works to create more places for unhoused people struggling with mental illness, it is critical that we preserve our existing stock of beds and units,” said Supervisor Mandelman. “I’m glad to see the City stepping up to preserve these two facilities, and we need to do much more of this in the future.”

In September 2019, Mayor Breed, Supervisor Mandelman, Supervisor Fewer, and former Supervisor Brown announced a plan to address the closure crisis impacting San Francisco’s Board and Care facilities. The plan from the Mayor was created to do three things: stabilize existing Board and Care facilities; authorize City acquisition of facilities to preserve and expand beds; and reduce pressure to convert to residential use.

Ensuring the continued operation of Board and Care facilities and behavioral health care facilities can help prevent homelessness for vulnerable people. This effort is part of Mayor Breed’s broader mental health reform initiative, which includes a plan to help the nearly 4,000 homeless San Franciscans who have serious mental illness and substance use disorders.

The program at Grove Street House currently serves adult residents, ages 18 to 59 and is unique, as it is the only crisis stabilization program in San Francisco for co-occurring disorders—chronic, severe mental health disorders and substance use disorders. PRC/Baker Places has operated its services at 2157 Grove Street for the past four decades through a long-term rental lease agreement, and will now acquire the building.

The City, with funding from the Mayor’s Office of Housing and Community Development (MOHCD), provided a \$3.94 million loan for the acquisition and comprehensive rehabilitation of Grove Street House. The rehabilitation plan includes approximately \$675,000 in capital repairs to the building including seismic strengthening, upgrades to the electrical, plumbing, and ventilation systems, among other necessary improvements.

Grove Street House is supported through funding from the San Francisco Department of Public Health through a combination of federal, state, and county sources. This funding supports delivery of individualized treatment and other services to clients residing at Grove Street House.

South Van Ness Manor is a licensed Board and Care facility with 29 beds. In October, the owner of South Van Ness Manor notified the State that they intended to close the facility. Since then, the City has been working to identify a path to purchase the property and maintain it as a Board and Care facility. The City is currently in negotiations with the owner of South Van Ness Manor regarding its purchase and the San Francisco Real Estate Division recently issued a Letter of Intent to Purchase to the building owner.

In addition to stabilizing existing behavioral health facilities, Mayor Breed is working to expand the number of behavioral health beds in San Francisco to ensure that everyone who

needs care has a place to go. Earlier this month, Mayor Breed announced a goal of creating at least 2,000 placements over the next two years for people who are experiencing homelessness, including behavioral health beds. The City is in the process of identifying additional long-term care facilities that may need financial support in order to remain open.

“Preserving residential care and treatment beds helps us stabilize a critical resource for San Franciscans who need support to continue living in the community,” said Dr. Grant Colfax, Director of the Department of Public Health. “With the purchase of Grove Street House, DPH is pleased to be growing its partnership with PRC providing needed services to people with co-occurring mental health and substance use needs. We also want to ensure that South Van Ness Manor, with its licensed capacity of nearly 30 beds, can continue to offer board and care to San Francisco residents.”

“We are proud that MOHCD’s growing acquisition and preservation programs are going to directly benefit this vulnerable population of our City who rely on treatment facilities for the safety and security they very much deserve,” said Acting Director Dan Adams, Mayor’s Office of Housing and Community Development. “It is gratifying to know PRC/Baker Places Grove Street House will continue providing services of the highest level for years to come, and we are grateful for their partnership.”

“The city needs to step up its efforts to purchase and lease properties that are at risk of closing so that we can preserve critical facilities like South Van Ness Manor that so many of our residents depend on,” said Supervisor Hillary Ronen. “In light of the city’s dual homelessness and mental health crisis, we need these board-and-care facilities now more than ever.”

“Preserving mental health facilities is a compassionate and critical part of our obligation to take care of all San Franciscans,” said Supervisor Dean Preston. “We’re looking forward to future partnerships to create and preserve Board and Cares, navigation centers, family shelters, and any other facilities that house and help those who need assistance. We all benefit when neighbors are inside and healthy.”

“In just the last year, 82 people took a critical step along their path to health and independence through Grove Street House, a vital community resource for more than four decades,” said PRC CEO Brett Andrews. “We’re grateful to Mayor Breed, the Department of Public Health, and the Mayor’s Office of Housing and Community Development for their help providing long term sustainability to this one-of-a-kind program and the people we serve.”

“At PRC/Baker Places Grove Street House, I get to be part of a community of people who understand me. I’ve learned how to succeed and step forward in life,” said a Grove Street House resident. “Checking in with my counselor gives me hope and ideas on how to handle life’s future challenges.”

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project at 667 Mississippi Street (please look at their permit documents!)  
**Date:** Monday, February 10, 2020 9:51:02 AM  
**Attachments:** [image001.png](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>  
**Sent:** Monday, February 10, 2020 7:36 AM  
**To:** Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>  
**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Fwd: Project at 667 Mississippi Street (please look at their permit documents!)

FYI

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**From:** Friends Of Mississippi <[friendsofmississippistreet@gmail.com](mailto:friendsofmississippistreet@gmail.com)>  
**Sent:** Sunday, February 9, 2020 10:49:43 PM  
**To:** Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>; [theresa@bishopsf.org](mailto:theresa@bishopsf.org) <[theresa@bishopsf.org](mailto:theresa@bishopsf.org)>; Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>; Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>; Burch, Percy (BOS) <[percy.burch@sfgov.org](mailto:percy.burch@sfgov.org)>  
**Subject:** Project at 667 Mississippi Street (please look at their permit documents!)

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

Hello Commissioners and Senior planning members, and Supervisor Walton,

Commissioners, thank you for your feedback and recommendations at last week's DR on the Cannabis Lounge/Dispensary proposal on Mississippi Street. We hope to have some resolution via

mediation prior to the continuance scheduled March 19th but may also see you all there if items are not in complete alignment. We've included Theresa Imperial and Dennis Richards as we believe they will be part of the March 19th continuance.

Milicenta asked the project sponsor to provide building elevation renderings to better explain the facade. Stay Gold (415 Native LLC) provided renderings of a much improved facade, a week before the 311 was issued which did not align to the permit documents and elevations (showing no change). This was something which raised a red flag for the neighbors early on and was asked from the community on numerous occasions. We have no real idea of what to expect on many fronts the building, the operator, the hours, how they will perform, etc. Rather than provide renderings is it worth asking them to revise their drawings? We asked the senior planner about this at the initial 311 and it was stated that they maybe wanting to do this work at a later date but the project sponsor provided no clear response to what the actual elevation would be and the permit documents show no commitment to any improvements. But this is minor in comparison to some other items which have unearthed.

For better or worse, this email address has received tips and insights on the 667 Mississippi site, such as the superior court litigation for fraud and breach of contract of the project sponsor of this site, and now more about this current permit and process. As the commissioners have heard, there has been a consistent misleading narrative being sold to the neighbors, and now a different one sold to the commissioners (they claim to be renters in the DR response packet, however their literature from Andrea Bakers leads the neighbors to believe they own the property). We urge the commissioners and senior level planning staff take a closer look at the permit que and the permit drawings, for both planning and building - and historically. Similarly 313 Ivy, the recently approved Hayes Valley location, which was approved earlier, has some questionable documentation or lack of documentation.

Looking at the 311 drawings, neighbors were amazed at the lack of information on their documents. Now looking at it more closely folks are again scratching their heads. In light of their current litigation there maybe a good possibility that there is direct intention in omission of information for expediting the permit process more quickly for the remaining departments - or just overall avoidance of steps as some neighbors have hinted as a possibility. They have consultants or friends such as Amy Lee (the previous head of the DBI) so one would think understanding the requirements for a permit would be clear. The lack of information in the drawings could work extremely conveniently in the advantage of the project sponsor.

We have asked the senior planner about this as well on previous occasions, and Michael Christiansen mentioned these were items that this would be addressed in building department review - but if the drawings don't show the right information there really is nothing to review (consider the fact that land use changes are not included in the set nor are any occupancy type changes - this means any improvements for life safety are significantly reduced when going from manufacturing to retail mercantile). In light of the property owners investigation for fraud, we felt the need to bring up this as well. Once this moves out of planning and into building department purview- the history of the land use and occupancy use change will no longer be shown as clearly and the current drawings in the building department appear like existing conditions which somehow miraculously had retail and

consumption already in place. It's worth noting that the same architect provided support for their 313 Ivy sheet, clearly we do not want to dig into that too much, but it was also lacking project data information and existing and new that again may assist the project sponsor in getting final occupancy in a new use building. People short cut the system as much as possible, but this would be ignoring life safety improvements that a double height masonry building with single pane double height glazing on the frontage may be required to improve when more people are expected to be inside than it's previous manufacturing use required. Maybe it's nothing but please take a look at this, it seems like a dangerous way to let things be permitted from both a life safety standpoint as well as one of equity to other businesses.

When speaking of equity, one would expect that all people and businesses should be playing by the same standards and rules. This would provide some pretty extensive advantages. As mentioned in the DR there are other amenities and businesses that many neighbors need, that can not even get zoning permissions in this neighborhood but we have 5 cannabis retailers in a 4 block radius most of them with lounges, but zero groceries, pharmacies, schools K-12, or community/child amenity spaces in this new cannabis and bar zone which will be hitting the eastern potrero hill and dogpatch all at once.

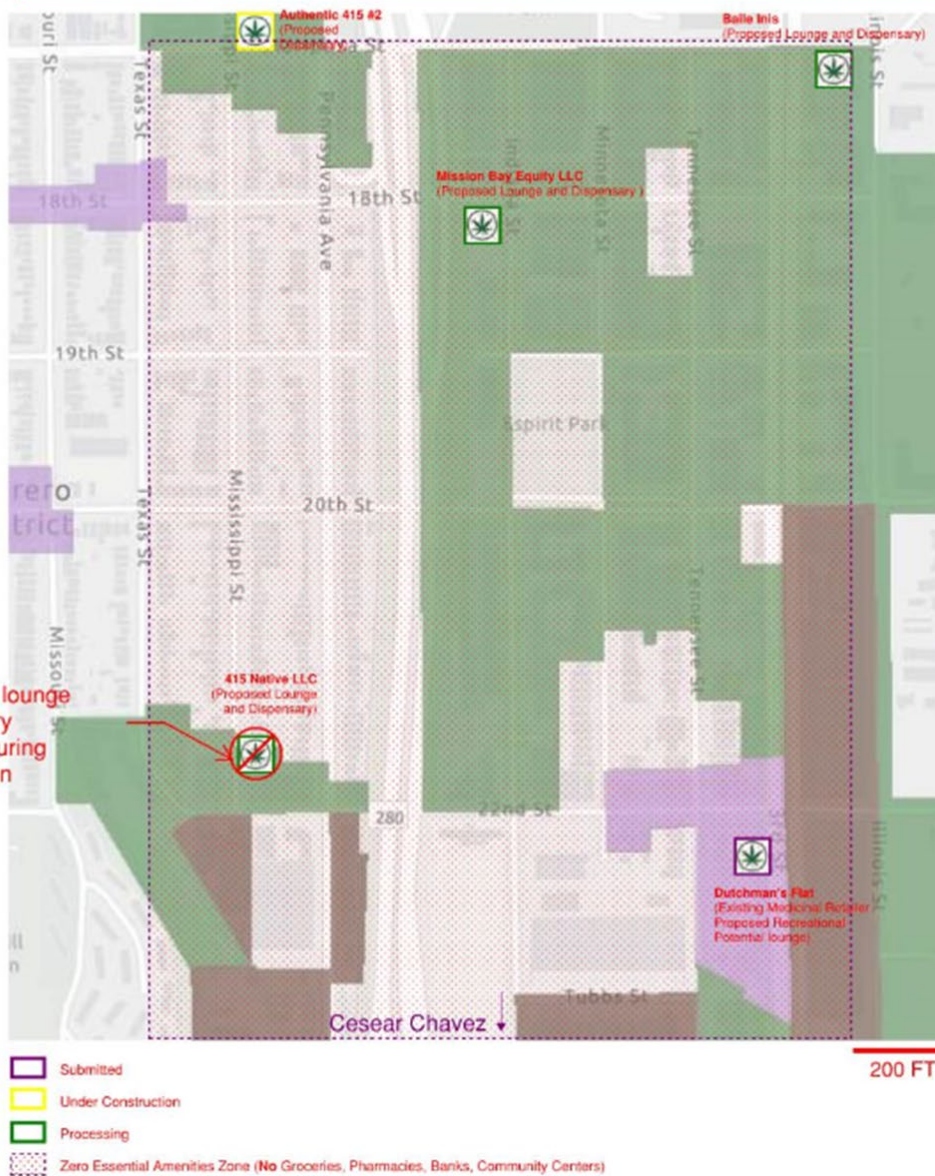
Again we asked the senior planner about this and our concerns were dismissed. Since time is limited at the DR, this is obviously not a forum to discuss items such as permit process and documentation control, we wanted to get guidance from the commissioners and higher level planning members and supervisors as to what and how this addressed as planning via the senior planner has ignored this item of what appears to be a somewhat illegal process. If you all think this is serious, please take it to the right people to be addressed. The gate keeping for the information of these documents is clearly sliding through. Maybe this is systemic, and needs an overall scrubbing which is not the battle this neighborhood is trying to fight. We would like to focus on the land use concerns at hand and why we think this retailer in this location with the given context is extraordinary.

We will see you March 19th.  
Friends of Mississippi

**Potrero/Dogpatch future Cannabis quadrant there are:**

- 5 Cannabis Retailers Processing, in Construction, or Operating
- 8 bars and breweries
- 0 Grocery Stores
- 0 Pharmacies
- 0 Banks
- 0 K-12 Schools
- 0 Community / recreation centers or child amenity spaces

**Uses:**  
 -smoking lounge  
 -dispensary  
 -manufacturing  
 -distribution



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for February 13, 2020  
**Date:** Friday, February 07, 2020 12:40:29 PM  
**Attachments:** [20200213\\_cal.docx](#)  
[20200213\\_cal.pdf](#)  
[Advance Calendar - 20200213.xlsx](#)  
[CPC Hearing Results 2020.docx](#)

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Commissioners,  
Attached are your Calendars for February 13, 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://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 \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Prop F, Nuru, Reservoir  
**Date:** Friday, February 07, 2020 11:26:21 AM  
**Attachments:** [2020-2-6 Prop F-Chron, Reservoir.docx](#)

---

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

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**From:** aj <ajjahjah@att.net>  
**Sent:** Thursday, February 06, 2020 3:03 PM  
**To:** BRCAC (ECN) <brcac@sfgov.org>; Amy O'Hair <sunnyside.balboa.reservoir@gmail.com>; Michael Ahrens <mikeahrens5@gmail.com>; Maurice Rivers <jumpstreet1983@gmail.com>; bd@briggitedavila.com; rmuehlbauer@live.com; Howard Chung <hnhchung@yahoo.com>; marktang.cac@gmail.com; Christine Godinez <cgodinez@lwhs.org>; Jon Winston <jon.winston.brcac@outlook.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; Shaw, Linda (MYR) <lshaw@ccsf.edu>; Shanell Williams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Alex Randolph <alexrandolph@ccsf.edu>; J. Rizzo <jrizzo@ccsf.edu>; Thea Selby <ttselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; Mark Rocha <mrocha@ccsf.edu>; Leslie Milloy <lmilloy@ccsf.edu>; Marian Lam <mlam@ccsf.edu>  
**Cc:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Lam, Jenny (MYR) <jenny.h.lam@sfgov.org>  
**Subject:** Prop F, Nuru, Reservoir

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

BRCAC, BOT, Planning Commission, PUC, BOS:

DPW's Nuru alerted his superior in the City bureaucracy, City Administrator Naomi Kelly, about the FBI's corruption investigation. By doing so, Nuru took the bullet so that those in higher positions could evade being targeted in the corruption investigation.

Today's 2/6/2020 Chronicle has an article entitled "Suit Seeks to gut SF political ad measure" by Dominic Francasa. The article states: "A handful of prominent San Francisco

*political operatives are seeking to gut a ballot measure voters overwhelmingly passed last year that pulls back the curtain on who's paying for campaign advertisements."*

Todd David, a prominent backer of the Balboa Reservoir Project, is quoted in the article opposing Prop F which requires disclosure of financial backers in election campaigns:

*"The additional disclosure requirements strike me as being illegal," said Todd David, the group's principal officer and executive director of the Housing Action Coalition, an organization closely aligned with the mayor's office. "I'm very concerned that this limits the ability of campaigns, particularly small campaigns to communicate."*

What this Todd David quote really means is that Housing Action Coalition's façade of being representative of the citizenry would be stripped away by disclosure that HAC is financially backed by big money developers. Prop F requirements would show that HAC is in reality a front group that actually represents the interests of big money developers.

From the very beginning of the Balboa Reservoir public engagement process, the Reservoir Project has fundamentally been a done-deal. Planning Dept, PUC, and OEWD have confidently procedurally set up the ducks-in-a row with the CAC process, with the Balboa Park Area TDM, with the Fiscal Responsibility & Feasibility Report, and with the Planning Dept's biased SEIR which takes liberty to misinterpret the Balboa Park Station Program EIR.

The environmental review process requires that Planning Dept provide Responses to Comments (RTC). Planning Dept will publish the RTC's soon to fulfill the requirement. Unfortunately, there appears to be no requirement that Planning Dept provide valid, well-argued, and fact/evidence-based responses. Much of the Planning Dept RTC's consist of mere restatements and re-assertions already contained in the SEIR.

Planning Dept's FEIR (draft SEIR + RTC) fail the adequacy standard required for EIR's.

The corruption that the FBI was looking for via Nuru, likely existed in the behind-closed doors planning for the Reservoir Project by OEWD, Planning, and PUC.

I urge BRCAC, BOT, Planning Commission, PUC, and BOS to stop enabling, or at least question, possible corruption in the Reservoir Project steamroller to privatize public land.

Submitted on 2/6/2020:

Alvin Ja, District 7 resident

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [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: \*\*\* UPDATED MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR FRIDAY, FEBRUARY 7, 2020  
**Date:** Friday, February 07, 2020 11:22:04 AM  
**Attachments:** [02.07.20 Public Schedule Media Advisory UPDATED.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Friday, February 07, 2020 10:05 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* UPDATED MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR FRIDAY, FEBRUARY 7, 2020

**FOR IMMEDIATE RELEASE:**

Friday, February 7, 2020

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

**\*\*\* MEDIA ADVISORY \*\*\***

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC  
EVENTS FOR FRIDAY, FEBRUARY 7, 2020**

**12:00 PM**

**Mayor London Breed to join the African American Historical & Cultural Society,  
elected and City officials and community members for the 2020 Black History Month  
Kick-off Celebration.**

San Francisco City Hall  
Rotunda

*Note: Mayor's schedule is subject to change.*

###





RECEIVED

FEB 07 2020

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

1 RYAN J. PATTERSON (SBN 277971)  
2 SARAH M.K. HOFFMAN (SBN 308568)  
3 ZACKS, FREEDMAN & PATTERSON, PC  
4 235 Montgomery Street, Suite 400  
5 San Francisco, CA 94104  
6 Tel: (415) 956-8100  
7 Fax: (415) 288-9755  
8 Email: ryan@zfplaw.com  
9 sarah@zfplaw.com

10 Attorneys for Petitioners/Plaintiffs,  
11 Christopher "Chris" Durkin, an individual;  
12 2417 GREEN STREET, LLC, a  
13 California Limited Liability Company

14 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
15 COUNTY OF SAN FRANCISCO – UNLIMITED JURISDICTION

16 CHRISTOPHER "CHRIS" DURKIN, an  
17 individual; and 2417 GREEN STREET,  
18 LLC, a California Limited Liability  
19 Company,

20 Petitioners/Plaintiffs,

21 vs.

22 CITY AND COUNTY OF SAN  
23 FRANCISCO, a municipal corporation;  
24 SAN FRANCISCO PLANNING  
25 DEPARTMENT; SAN FRANCISCO  
26 PLANNING COMMISSION; and DOES 1  
27 through 10, inclusive,

28 Respondents.

CASE NO. CGC-19-580677

PETITIONER'S REQUEST FOR HEARING

Public Resources Code § 21167.4

CEQA Case

Action Filed: November 8, 2019

Pursuant to California Public Resources Code § 21167.4(a), which requires a Petitioner in any action or proceeding alleging noncompliance with the California Environmental Quality Act ("CEQA") to request a hearing within 90 days from the date of filing the petition, Petitioner hereby requests a hearing of this matter.

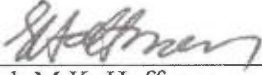
Following the filing of this Request for Hearing, any party may apply to the Court to establish a briefing schedule and hearing date. (Pub Res. Code § 21167.4(a); Leavitt v. County of

1 Madera (2004) 123 Cal.App.4<sup>th</sup> 1502, 1523; Association for Sensible Development at Northstar  
2 Inc. v. Placer County (2004) 122 Cal.App.4<sup>th</sup> 1289, 1294-95.)

3 The Superior Court shall establish a hearing date and briefing schedule following such  
4 application by any party. (Pub. Res. Code, § 21167.5(c).)

5  
6 Dated: February 6, 2020

ZACKS, FREEDMAN & PATTERSON, PC

7   
8 Sarah M.K. Hoffman  
9 Attorneys for Real Parties in Interest,  
10 Christopher "Chris" Durkin, an individual; 2417  
11 GREEN STREET, LLC, a California Limited  
12 Liability Company  
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**PROOF OF SERVICE**

Superior Court of California, County of *San Francisco*  
Case No.: CGC-19-580677

I, Julie Du, declare that:

I am employed in the County of San Francisco, State of California. I am over the age of 18, and am not a party to this action. My business address is 235 Montgomery Street, Suite 400, San Francisco, California 94104.

On February 6, 2020, I served:

**Petitioner's Request for Hearing**

in said cause addressed as follows:

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[Lulu.wang@sfgov.org](mailto:Lulu.wang@sfgov.org)

City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 200  
San Francisco, CA 94103  
[cityattorney@sfcityattty.org](mailto:cityattorney@sfcityattty.org)

**/XX/ (BY MAIL)** By placing a true copy thereof enclosed in a sealed envelope. I placed each such sealed envelope, with postage thereon fully prepaid for first-class mail, for collection and mailing at San Francisco, California, following ordinary business practices.

**/XX/ (BY E-SERVICE)** I served the above documents through One Legal in accordance with the Court's Local Rule 2.11 *for SF* requiring all documents be served upon interested parties via One Legal.

**/XX/ (BY PROFESSIONAL MESSENGER SERVICE)** By placing a true copy thereof in an envelope addressed to the addressee(s) listed above and giving the envelope to a professional messenger service.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on February 6, 2020, at San Francisco, California.

JULIE DU

ZACKS, FREEDMAN & PATTERSON, PC  
235 MONTGOMERY STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94104

**JORDAN PARK IMPROVEMENT  
ASSOCIATION**

**RECEIVED**

**FEB 07 2020**

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

January 31, 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project Planning Dept. Case No. 2017-003559CUA/ENV Planning Commission Hearing Date: February 27, 2020

Dear Commissioners:

On behalf of the Jordan Park Improvement Association (JPIA), I am writing to express support for the proposed re-development of CPMC's 3700 California campus

JPIA participated in the Visioning Process run by TMG Partners, which included meetings over an 18-month period. The Visioning Advisory Committee was composed of neighborhood leaders, City Planning staff, and representatives of Supervisor Farrell's office. These meetings included analyses of site conditions and constraints, discussions of neighborhood values and desires, and the development of a project design that is consistent with our neighborhood's vision.

The TMG process included meetings with the JPIA Board --- which provided an opportunity for us to be informed, ask questions, and influence the project design. TMG made plan modifications in response to our concerns --- most importantly that the project fit into the character of our neighborhood. In this regard, TMG hired Robert A.M. Stern Architects, a firm noted for being able to match project design with neighborhood character. Working with Stern, TMG adjusted building heights, setbacks, rooflines, and architecture to address our concerns. It may be the only development of its kind in San Francisco to closely knit new development into the surrounding context. TMG also listened to our concerns regarding the need to provide adequate parking --- and we strongly support the proposed amount of parking. JPIA looks forward to continuing our interactions with TMG during the planning and development process.

JPIA endorses TMG's plans for 3700 California and encourages acceptance by the City of San Francisco  
--- so that our shared vision for this site will be carried through to final project approvals.

Sincerely,

A handwritten signature in cursive script, appearing to read "Owen Hart".

Owen Hart, President, Jordan Park Improvement Association