From:	Callagy, Alana (CPC)
To:	Koppel, Joel (CPC); Moore, Kathrin (CPC); Chan, Deland (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)
Cc:	Sucre, Richard (CPC); CTYPLN - COMMISSION SECRETARY; Jensen, Kristen (CAT)
Subject:	901 16th Street Addendum - Memo to File
Date:	Thursday, September 24, 2020 12:06:43 PM
Attachments:	901 16th Street EIR Addendum Memo to File 2020 09 24.pdf

Good afternoon Commissioners,

Attached is a Memo to File for the 901 16th Street EIR addendum (Flower Market) Case No. 2011.1300EIA.

Kind regards,
Alana
--

Alana Callagy
Senior Environmental Planner
Environmental Planning
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7540 | www.sfplanning.org
San Francisco Property Information Map

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Son, Chanbory (CPC)
Subject:	FW: Flower Mart project: Continue please
Date:	Thursday, September 24, 2020 12:05:12 PM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Direct: 628.652.7600 | www.sfplanning.org
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From: Kepa Askenasy <kepa@studioaskenasy.com>
Sent: Thursday, September 24, 2020 11:38 AM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; jonas.ionan@sfgov.org
Subject: Flower Mart project: Continue please

Dear Commissioners,

I live one block from the proposed site of the relocated Flower Mart. I love that the Flower Mart may soon be my new neighbor. So many blue collar jobs saved along with a tremendous amenity for my area. Shopping for beautiful plants and flowers and visiting with neighbors who are also there will be a welcomed commercial addition.

I attended the first neighborhood meeting with the architect and developer and my comments at that meeting and here are shared by many who attended that meeting and the

following neighborhood meetings.

I have reservations about the exterior design along 17th Street. The developer has turned their back to the neighborhood along that side.

The proposed vertical penetrations along 17th Street back-lit with green lighting abandon the horizontal metal casement windows that are typical of buildings of the era. The horizontality of that period speaks to that time and place. The proposed vertical penetrations have no basis in history nor in a current vernacular. They are in conflict with the horizontal massing.

A better alternative to mitigating the monolithic expanse of the building along 17th Street would be to incorporate a mid-block alley that could be a semi-openair sellers' area that would connect 17th Street with 16th Street. It would deliver a lovely walking experience for neighbors (I and my neighbors often use the route along 17th Street to go to the gym at UCSF and the cafes at Mission Bay). It would be a very attractive alley for point of purchase sales for the vendors. The ends of the alley could be locked with roll up doors or metal gates during evening and night hours for safety.
And retaining a version of the horizontal metal casement windows would respect the buildings' history.

The recent proposed purple vertical paint colors along 17th Street just further emphasizes the failure of the developer to address the concerns of the neighbors.
Trying to hide the monolithic expanse of the building along 17th Street with $200 worth of paint is unacceptable.

I love the handsome water tank! Please advocate to retain it on-site as a symbol of the past.

And please Continue the Commission hearing until the exterior can be designed more within keeping with the history of the buildings' exteriors while incorporating my and the neighbors' comments.

Thank you for your consideration.

Kepa Askenasy
153 Missouri street

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: 2017-015039DPR 350-352 San Jose Avenue
Date: Thursday, September 24, 2020 11:17:47 AM
Attachments: 2017-015039DPR 350-352 San Jose Avenue.msg

Commission Affairs
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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-----Original Message-----
From: Katherine Petrin <petrin.katherine@gmail.com>
Sent: Thursday, September 24, 2020 11:15 AM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2017-015039DPR 350-352 San Jose Avenue

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: SF Flower Mart
Date:	Thursday, September 24, 2020 10:50:37 AM
Attachments:	Flower Mart letter.pdf image013.png image014.png image015.png image016.png image017.png image018.png

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From: Jude Deckenbach <judedeckenbach@gmail.com>
Sent: Thursday, September 24, 2020 9:44 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Subject: SF Flower Mart

Good Morning Commissioners,

Please see attached letter in support of the SF Flower Mart moving to Potrero Hill. Friends of Jackson Park is confident that the neighborhood can work hand in hand with the Developer with the ultimate outcome of a rejuvenated historic site that will be a beacon for all of SF.

Thank you for your time and attention to this matter.
Enjoy your days,

me

Jude Deckenbach
Friends of Jackson Park
415.786.2427
www.friendsofjacksonpark.org

Let's Build this Park!

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 350-352 San Jose Avenue
Date:	Thursday, September 24, 2020 10:50:19 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Thursday, September 24, 2020 9:12 AM
To: Thomas Schuttish <schuttishtr@sbcglobal.net>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 350-352 San Jose Avenue

Georgia,
Thank you for being so on top of things. My expectation is that it will be heard this afternoon.

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Date: Wednesday, September 23, 2020 at 10:19 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 350-352 San Jose Avenue

Dear Mr. Ionin,
Good evening. Hope you are well and fine.
I was just curious if 350-352 San Jose will be heard tomorrow as scheduled?
It seems like it must be heard tomorrow.
By my count this will be the fourth scheduled hearing and since the Project Sponsor has invoked SB330 per the document on the SFPIM that seems important.
This Supplemental Application for SB330 was filed on April 15, 2020 and I don't know if it is retroactive to cover the two earlier hearings, but I just wondered if others had mentioned this issue to you and the Commission?
It was on a Planning Commission Agenda on the following dates:
March 26th (cancelled due to the SIP but on the agenda regardless, so I don't know how that would play out)
April 9th
July 9th
September 24th
Thanks and take care.
I will look for your email response in the morning or sometime prior to the hearing.
Sincerely,
Georgia

From:	Snyder, Mathew (CPC)
To:	CTYPLN - COMMISSION SECRETARY
Subject:	FW: Central Soma Clean-Up - Revised Material for September 24, 2020 Hearing
Date:	Thursday, September 24, 2020 10:27:03 AM
Attachments:	Central SoMa Clean-up - Memo to the Commission for 09 24 20 hearing.pdf Central SoMa Clean-up - Approval - Revised Draft Reso Final for 09 24 20 hearing.pdf

Forgot to cc the general commission secretary e-mail.

Mat

Mat Snyder, Senior Planner
Citywide Planning
San Francisco Planning Department

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7460 | www.sfplanning.org
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From: Snyder, Mathew (CPC)
Sent: Thursday, September 24, 2020 10:26 AM
To: Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Snyder, Mathew (CPC) <mathew.snyder@sfgov.org>; WONG, VICTORIA (CAT) <Victoria.Wong@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: Central Soma Clean-Up - Revised Material for September 24, 2020 Hearing

Good Morning President Koppel and Commissioners –

Attached please find a revised draft resolution and a memo describing the changes, both regarding the Central SoMa Clean-Up Legislation, which is before you at this afternoon's hearing (9/24/20).

Thank you,

Mat Snyder

Mat Snyder, Senior Planner
Citywide Planning
San Francisco Planning Department

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7460 | www.sfplanning.org

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From:	Ionin, Jonas (CPC)
To:	Feliciano, Josephine (CPC)
Subject:	FW: Central Soma Clean-Up - Revised Material for September 24, 2020 Hearing
Date:	Thursday, September 24, 2020 10:27:01 AM
Attachments:	Central SoMa Clean-up - Memo to the Commission for 09 24 20 hearing.pdf Central SoMa Clean-up - Approval - Revised Draft Reso Final for 09 24 20 hearing.pdf

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Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
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From: Mathew Snyder <mathew.snyder@sfgov.org>
Date: Thursday, September 24, 2020 at 10:26 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Mathew Snyder <mathew.snyder@sfgov.org>, VICTORIA WONG <Victoria.Wong@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>
Subject: Central Soma Clean-Up - Revised Material for September 24, 2020 Hearing

Good Morning President Koppel and Commissioners –

Attached please find a revised draft resolution and a memo describing the changes, both regarding the Central SoMa Clean-Up Legislation, which is before you at this afternoon's hearing (9/24/20).

Thank you,

Mat Snyder

Mat Snyder, Senior Planner
Citywide Planning
San Francisco Planning Department

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From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC); Winslow, David (CPC)
Subject:	FW: DR on 35-352 San Jose Ave September 24, 2020
Date:	Thursday, September 24, 2020 9:14:52 AM

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
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From: "tesw@aol.com" <tesw@aol.com>
Reply-To: "tesw@aol.com" <tesw@aol.com>
Date: Wednesday, September 23, 2020 at 6:49 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: DR on 35-352 San Jose Ave September 24, 2020

September 23, 2020
RE: DR on 35-352 San Jose Ave September 24, 2020

Dear Planning Commissioners:

Since the project calls for relocating the facade and demolishing the majority of the building, it is Tantamount to Demolition. This is especially egrigious given that the building is a Type A Historic Resource.

Furthermore, four rent-controlled housing units would be permanently removed. Over the years that the owner and developer have been planning, one tenant died, and the others were forced out with aggressive buyout tactics. Since there are only preliminary buyout offers filed with the Rent Board, there is evidence of illegal behavior. The buyouts should be clearly shown, so that conversion to condominiums would be illegal – unless first offered back to the original tenants at ther original rents.

I support Anastasia Yovanopoulus' more detailed letter.

Sincerely,

Tes Welborn
District 5

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: Support and recommendations for the Flower Mart proposal
Date:	Thursday, September 24, 2020 8:43:25 AM
Attachments:	Flower Mart proposal 901 16th street.pdf image013.png image014.png image015.png image016.png image017.png image018.png

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From: Ruth Miller <rmill94107@yahoo.com>
Sent: Thursday, September 24, 2020 8:34 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support and recommendations for the Flower Mart proposal

To: San Francisco Planning Commission

From: Ruth Miller

Re: 901 16th Street & 1200 17th Street development

Dear Commissioners,

As a resident of Potrero Hill who has closely followed the development of this site for more

years than I care to admit and as someone who has consistently advocated for the adaptive reuse of all of these historically significant structures, I want to state my unreserved support for the Flower Mart's decision to relocate here and effectively become my next-door neighbor. It is an unusual site and an unusual set of buildings, and I can think of no better fit for it than the singular and beloved Flower Mart. I also wish to submit significant recommendations, which are shared by hundreds of residents and have been discussed for years.

As you may know, I am only one of hundreds of neighbors who have spent years proposing, advocating and hoping for a meaningful way to restore this historic set of structures and activate the site in a way that is beneficial to the site's tenants, the residents of our neighborhood, and the city as whole. At long last we are on the brink of such a thing coming to fruition. With that in mind, we do not want to fumble at the finish line. While there are many commendable features in the proposed future Flower Mart plans, I regret that there has not been as much community engagement as there should have been for such an ambitious and impactful project, and some of the most critically important community feedback that has been provided has not been integrated into this recent proposal. Specifically, we would like the 17th Street façade to retain and even extend its existing windows / openings rather than wall them over and create a fortress-like façade. More openings would create a more vibrant pedestrian experience, a longstanding goal for this street. Similarly, the treatment of the 16th Street and Mississippi Street corner is understated to the point of looking thoughtless, a mere happenstance of a parking lot corner. This is a critically important corner and highly visible to pedestrians and drivers approaching from numerous directions. This is an area where the Flower Mart could be bold and perhaps provide a "living wall" promoting the very product it provides, or perhaps the water tower feature could be located here in turret fashion. Regardless of its placement, we would like the quirky water tower feature to be retained as an historic ornament, an element that will engage visitors, pique curiosity, and provide a visual link to the structures' past. Lastly, I understand that there may be sound reason to use these outsized historic buildings as a "pop of color from a distance" advertisement for the Flower Mart, but retaining the corrugated metal colors would more appropriately pay tribute to the buildings' history and prevent the structures from undermining that history by looking like a contemporary, cheap modernist Ikea box of a building.

As commissioners, you know well that these are far from trivial details. Such considerations make all the difference between extraordinary structures that mightily contribute to the success of the businesses they house and under-developed disappointments that such businesses must strive to overcome. I entreat you all to grant a continuance on this project so that these important design decisions can be thoughtfully worked out. This site and these buildings have extraordinary potential, and your decision is of utmost importance in achieving the future Flower Mart's worthy potential.

Sincerely,

Ruth Miller
1140 Mariposa Street # 5
San Francisco, CA 94107
Rmill94107@yahoo.com
415-551-1851

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject: FW: Potrero Hill Flower Market
Date: Thursday, September 24, 2020 8:43:09 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Commission Affairs
San Francisco Planning Department
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From: andrew green <andrewgreen63@yahoo.com>
Sent: Thursday, September 24, 2020 7:03 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Save The Hill <contact@savethehill.com>
Subject: Potrero Hill Flower Market

Hello Planning Commissioners,

I am writing today to support the development of the new flower market project at potrero Hill. as a means of keeping the flower market in San Francisco it couldn't be much better.

I am in agreement with the concerns of the members of Save The Hill regarding the preservation of the physical character of the original building, which we love, and expect to be recognized as integral to the integration of the new building with the original, and respected.

Specifically, I LOVE the water tower. My fears that the developers would have no sense of

the importance that this tower has to the integration of the original industrial building with the new architecture were not unfounded. It's been eliminated from the design.

The reason that this project is happening is because of people's love for the industrial character of the metal-clad Corovan building and the desire to preserve it and prevent the construction of the alternative development proposed for the site.

The elimination of one of the most iconic structural elements of the original building, the water tower, is disrespectful of the spirit of this project as a win-win solution for the preservation of two beloved elements of the business, cultural, and structural, character of San Francisco, the Corovan building and the San Francisco Flower Market.

There are other concerns that the members of Save The Hill have which I support also. Please take all these into consideration. The original Spirit of this project must be respected and deserves to be respected. It is truly representative of the San Francisco way.

Thank You

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: 350 San Jose Ave. - from 7 Juri St.
Date:	Thursday, September 24, 2020 8:42:48 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
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From: Parker Emmott <pemmott@gmail.com>
Sent: Wednesday, September 23, 2020 11:15 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Kitty Costello <friendsofjuricommons@gmail.com>
Subject: 350 San Jose Ave. - from 7 Juri St.

Planning Department Members,

I live adjacent to Juri Commons Park at 7 Juri St with my wife and our two young children, and am writing to express my strong opposition to the plan to build an oversized condo development at 350 San Jose Ave.

The proposed development is an affront to everyone who currently lives in the area and tries to coexist in this small inner block space. The existing properties that face the park do not have windows or balconies that loom over the park like those in this proposal. This plan will rob the Juri Commons inner block area of the peaceful intimacy that makes it so special, and which attracted us to buy our home here just four years ago.

Before you make this decision, please come stand in Juri Commons Park and see the situation for yourselves. It's obvious that it will tower over our tiny park -- intruding on the privacy of children in backyards, park-goers in the park, and all the residences that adjoin the park. It would also be a huge noise issue to put nine balconies looming over the park, our yards, and facing everyone else's windows,

We implore you to please scale it down and back, and do not allow balconies towering over the kids and many neighbors of Juri Commons.

Thank you for your consideration.

Parker Emmott
7 Juri Street

--
Parker Emmott
650.773.0354

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: 350 San Jose Ave
Date:	Thursday, September 24, 2020 8:42:37 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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San Francisco Planning Department
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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: James Golden <jamesgolden1@gmail.com>
Sent: Wednesday, September 23, 2020 10:27 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Subject: 350 San Jose Ave

9/23/20

Say No! to 350 San Jose Ave

We need affordable housing in San Francisco. Taking away rental units and adding large condos is only of benefit for the developer and makes the neighborhood and the city less and less affordable. How can you let the owner remove rental units when there's woefully little

affordable housing in the city?

This particular owner also owns a real estate company and is known as a bully. In this case, he is trying to force something on our neighborhood for his own profit. Please don't let that happen. If you stand in Juri Commons park and imagine his oversized monstrosity towering above our little park it's clear that it's just plain wrong. Stop the harm before its starts.

Please make 350 San Jose Ave smaller with studio sized (affordable) units.

Sincerely,
James Golden
377 San Jose Ave
SF, CA 94110

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 350-352 San Jose Avenue
Date:	Thursday, September 24, 2020 8:42:28 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Wednesday, September 23, 2020 10:19 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 350-352 San Jose Avenue

Dear Mr. Ionin,
Good evening. Hope you are well and fine.
I was just curious if 350-352 San Jose will be heard tomorrow as scheduled?
It seems like it must be heard tomorrow.
By my count this will be the fourth scheduled hearing and since the Project Sponsor has invoked SB330 per the document on the SFPIM that seems important.
This Supplemental Application for SB330 was filed on April 15, 2020 and I don't know if it is retroactive to cover the two earlier hearings, but I just wondered if others had mentioned this issue to you and the Commission?
It was on a Planning Commission Agenda on the following dates:
March 26th (cancelled due to the SIP but on the agenda regardless, so I don't know how that would

play out)

April 9th

July 9th

September 24th

Thanks and take care.

I will look for your email response in the morning or sometime prior to the hearing.

Sincerely,

Georgia

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: 2011.1300CUA/ENX-02 - Continuance for the Flower Market at 901 16th St.
Date:	Thursday, September 24, 2020 8:41:32 AM
Attachments:	2020 0924 Petrin Letter Re Flower Mart.pdf image013.png image014.png image015.png image016.png image017.png image018.png

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San Francisco Planning Department
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From: Katherine Petrin <petrin.katherine@gmail.com>
Sent: Wednesday, September 23, 2020 8:58 PM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 2011.1300CUA/ENX-02 - Continuance for the Flower Market at 901 16th St.

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: Support for the Flower Market at 901 16th St.
Date:	Thursday, September 24, 2020 8:41:24 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: Richard C Hutson <rchutson@comcast.net>
Sent: Wednesday, September 23, 2020 6:18 PM
To: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for the Flower Market at 901 16th St.

Dear Commissioners,
I support brining the San Francisco Flower Mart to Potrero Hill because it will be a welcomed addition complementing the neighborhood character, and it will be a great way to re-purpose the historical structures on the site. The Flower Mart is an integral part of San Francisco that supports myriad other businesses and the quality of life for many citizens. Keeping the Mart in near proximity to the existing location will minimize any disruption to established patterns of commerce.
While others may nit-pick details, I think the plan as presented is fine. I have lived just up the hill from the site for over 52 years, and I do not want to risk missing this opportunity to breathe new life

into these great old structures.

Respectfully,
Richard Hutson
347 Mississippi Street,
San Francisco, California 94107

From:	CPC-Commissions Secretary
To:	CTYPLN - COMMISSION SECRETARY
Cc:	Teague, Corey (CPC)
Subject:	FW: 10/1 Prop E Calendar Language
Date:	Thursday, September 24, 2020 8:41:15 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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San Francisco Planning Department
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From: Teague, Corey (CPC) <corey.teague@sfgov.org>
Sent: Wednesday, September 23, 2020 5:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 10/1 Prop E Calendar Language

2020-008009OTH (C. TEAGUE: 628-652-7328)

IMPLEMENTATION OF PROPOSITION E ("LIMITS ON OFFICED DEVELOPMENT") – *Planning Commission Resolution* – Proposal for the Planning Commission to adopt a resolution establishing various policies necessary to implement Proposition E, which was adopted by San Francisco voters on March 3, 2020, and amends the Office Development Annual Limit Program by tying the amount of office space available to be allocated from the Program to the production of affordable housing within the City.
Preliminary Recommendation: Adopt the Proposed Resolution

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Zoning & Compliance Division
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org

San Francisco Property Information Map

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

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From: CPC-Commissions Secretary
To: Sucharita Kanhadai
Subject: FW: Another Questionable Alteration Project in Noe Valley
Date: Thursday, September 24, 2020 8:45:10 AM
Attachments: IMG_9648.PNG
IMG_9649.PNG
IMG_9650.PNG
IMG_9651.PNG
IMG_9652.PNG
IMG_9653.PNG

Commissions Affairs
San Francisco Planning Department
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From: SchuT <schutti@sbcglobal.net>
Sent: Wednesday, September 23, 2020 3:43 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <moorekathrin@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Washington, Dehon (CPC) <dehon.washington@sfgov.org>; Wenslow, David (CPC) <david.wenslow@sfgov.org>
Subject: Another Questionable Alteration Project in Noe Valley

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

Dear President Koppel, Vice President Moore, and Commissioners Fung, Diamond, Imperial and Chan:

I am sorry to keep sending you emails, but this project compels me to do so and to encourage you to please adjust the Demo Calcs per Section 317 (b) (2) (D) as the Commission is legally allowed to do.

I recognize that everything is tenuous now with COVID and the City wants to see development proceed, but there is also a policy to preserve existing housing as well as to allow alterations that are reasonable and that fit the needs of the City's residents under Section 317…and to allow Demolitions under a proper and legal City review process.

Here are some facts about the project pictured below:

1. It is NU-2 in Noe Valley.
2. There are no published Demo Calcs in the SFPIM.
3. It did have a 311 Notification for an Alteration Use Permit for a bfw.
4. There seems to be a fairly extensive excavation going on.
5. It is both a horizontal and vertical expansion and as you can see from the elevation in Photo #1 there is a major change in the roof line as well as the facade.
6. The elevation shows that the wall on the left side of the project will be moved to the property line, but cantilevered over the ground level to preserve the lot line window of the house next door, down hill. So I assume this means that this remaining side wall on the left, shown in Photo #8, will go away at some point.
7. The black and white Photo #6, is from the cover sheet of the plans on the SFPIM.

It shows a door along the property line to an in-law in the rear, that was found to be a UDU that could legally be removed.

This is just another example that raises the need to adjust the Demo Calcs.

I don't think this should be in Enforcement's lap to clean this up after the fact. This project looks just like the projects I first saw over six years ago when I first starting raising this issue.

Thank you and take good care.

Sincerely,
Georgia Schuttish

Photo #1

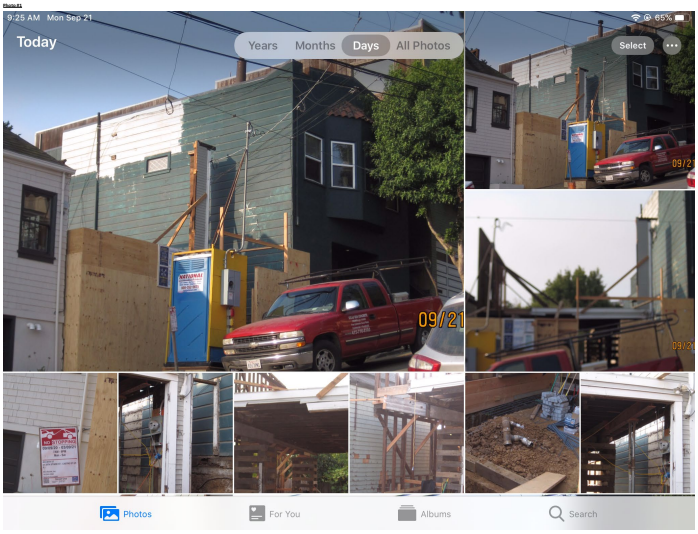

Photo #2

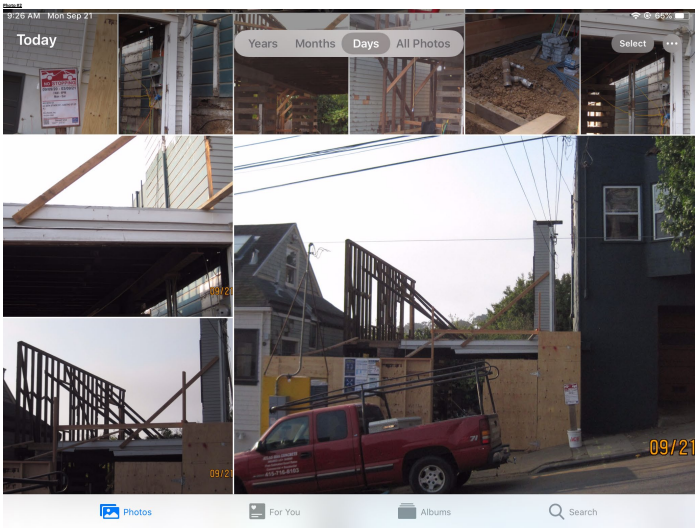

Photo #3

Photo 88

Photo 89

Sent from my iPad

From:	Foster, Nicholas (CPC)
To:	Koppel, Joel (CPC); Moore, Kathrin (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC); Chan, Deland (CPC)
Cc:	CTYPLN - COMMISSION SECRETARY; Hillis, Rich (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Asbagh, Claudine (CPC); Fordham, Chelsea (CPC); JENSEN, KRISTEN (CAT)
Subject:	555 Howard Street (Case No. 2019-000494): Updates + Issued CPE certificate (and MMRP)
Date:	Wednesday, September 23, 2020 5:27:50 PM
Attachments:	2019-000494PRJ_092320 Updates to CPC_reduced.pdf

Hello Planning Commissioners:

Apologies for the late nature of this email. Attached, please find a memo + updated materials covering the following topics:

1. **Update to Code Compliance Findings (Downtown Project Authorization Motion)**
   The citation for the requested Tower Separation exception (Planning Code Section 132.1(d)(1)) located within Section 7(B) of the draft Downtown project Authorization motion has been updated to reference the correct Planning Code subsection. (Non-substantive updates are included.)

2. **Update to Exhibit A (Conditional Use Authorization Motion)**
   Standard performance measures have been added to Exhibit A for the draft Conditional Use Authorization motion. These standard measures are the same as those of the Downtown Project Authorization and were previously referenced as incorporated by reference only. (Non-substantive updates are included.)

3. **CEQA Documentation**
   The Community Plan Exemption (CPE) certificate has been issued and is attached along with the Mitigation Monitoring and Reporting Program (MMRP), referenced as Exhibit C.

See you all (virtually!) tomorrow.

Best,

Nicholas Foster, AICP, LEED GA, Senior Planner
Current Planning Division, Northeast Team
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7330 | www.sfplanning.org
San Francisco Property Information Map

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC); Winslow, David (CPC)
Subject:	FW: 350-352 San Jose Ave CPE (2017-015039ENV)
Date:	Wednesday, September 23, 2020 4:34:00 PM
Attachments:	Certificate - 350-352 San Jose Avenue - Final REVISED signed.pdf Initial Study - 350-352 San Jose Ave - Final REVISED with figures.pdf MMRP- 350-352 San Jose Ave - Sept 2020.pdf

Commissioners,
Attached is the CEQA evaluation for the modified project at the subject address.

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

From: "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>
Date: Wednesday, September 23, 2020 at 4:25 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Sheyner, Tania (CPC)" <tania.sheyner@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, "Jardines, Esmeralda (CPC)" <esmeralda.jardines@sfgov.org>
Subject: 350-352 San Jose Ave CPE (2017-015039ENV)

Hi Jonas,

Please see attached CEQA documentation for the 350-352 San Jose Avenue proposed project, for which David has a DR hearing tomorrow at Commission.

Thank you,
Megan

Megan Calpin (she/her)
Environmental Planning Division
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7508 | www.sfplanning.org
San Francisco Property Information Map

the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

From: Ionin, Jonas (CPC)
Cc: Feliciano, Josephine (CPC)
Subject: FW: 901 - 16th Street (Flower Mart) Request for Continuance
Date: Wednesday, September 23, 2020 4:04:17 PM

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org <http://www.sfplanning.org/>
San Francisco Property Information Map <https://sfplanninggis.org/pim/>

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On 9/21/20, 12:40 PM, "Alison Heath" <alisonheath@sbcglobal.net> wrote:

Dear Commission President Koppel and Vice President Moore,

I am writing on behalf of the Potrero Boosters Neighborhood Association to request a continuance of the Large Project Authorization and Conditional Use Authorization for the proposed project to house the San Francisco Flower Mart. Please know that there is deep and broad support for the Flower Mart in the neighborhood and we look forward to welcoming them to the neighborhood.

Unfortunately, since the Pre-Application meeting in January, there has been little public outreach, and the project sponsor has failed to show the current design to anyone in the neighborhood besides the Boosters Development Committee. Although we share our neighborhoods' enthusiasm for the move, our committee has repeatedly expressed serious concerns about the design over the course of four committee meetings with the project sponsor, and yet most have not been resolved. The most recent iteration was presented to us less than two weeks ago. This version, with its purple stripes running the length of a massive 300+ foot facade has raised new ones.

Particularly concerning as a neighborhood organization is that the larger community has been completely excluded from these discussions, putting all responsibility for neighborhood review on a handful of people. Typically projects would be first be reviewed by the Development Committee, and then go to the general membership for a potential vote. In this case, we had an unsatisfactory design and weren't given time to schedule a presentation to the membership. Our next meeting will be on September 29, the week after the scheduled Commission hearing. The Dogpatch Neighborhood Association has not seen the current design either. The project sponsor asked them for a vote on an earlier iteration on September 8. Two days later, the current design, with a radical turn for the worse, was revealed to the Development Committee. We were dismayed to hear from the project sponsor that the Flower Mart hadn't seen the current design either. With no meaningful public process, or opportunity for the neighborhood or Flower Mart to respond to what would undoubtedly be a controversial design, we face a situation that is unprecedented in all the time I've been involved with the Boosters.

We believe that good design is in itself a community benefit, but the current proposal is ill-conceived with no

respect for history or neighborhood context. It would be in everyone's best interests to ensure adequate public review and resolution of outstanding design issues prior to a Planning Commission hearing. We can assure you that we will continue to work diligently with the project sponsor to ensure the best possible outcome for the neighborhood.

Below is a summary of outstanding design issues:

Our primary concern is over the exterior facades, particularly those along 17th Street which is evolving into an increasingly vital corridor with a unique mix of uses, and a more bike and pedestrian friendly alternative to the 16th Street thoroughfare. We recognize that the Flowermart wholesale operations will take place on this side of the site, but there is no reason for the design to turn its back on the neighborhood. We asked for activation, transparency, a variation of materials, and articulation. We got a design that reads more as billboard than building. It ignores both historical and neighborhood context, and suffers as a result. It remains monolithic and lacking in human scale. An attempt at boldness, using purple paint, has taken it in a wild direction that has just made matters worse. This is the "back of the house" and we recognize that presents challenges. Unfortunately the current design is a contrived response.

The proposed 17th Street facade ignores the fact that this is not a single building, but four distinct buildings that have been joined together and evolved organically over time. To join them together as a single facade is a radical move and missed opportunity to provide visual relief. We strongly encourage delineation between the buildings through variations in material and/or color and/or retention of existing features. Certainly the interior can be a single use while allowing the neighborhood to retain the memory of its industrial landscape.

We consider the corner of Mississippi Street to be a gateway and would like to see something more monumental there.

Finally, the Boosters normally discourage parking but in this case we know that the success of the Flower Mart depends on adequate space for vehicles and ask that the maximum be provided. We want to express our full support for the needs of the Flower Mart in a design that they can support that allows them to grow and thrive for many years.

Thank you for your consideration.

Sincerely.
Alison Heath

alisonheath.com
alisonheath@sbcglobal.net

From:	Ionin, Jonas (CPC)
To:	Feliciano, Josephine (CPC)
Subject:	FW: Letter of concern, 1125 Market Street project
Date:	Wednesday, September 23, 2020 3:55:48 PM
Attachments:	Local 2 - Letter of Concern on 1125 Market (Eaton Workshop).pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
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From: Cynthia Gómez <cgomez@unitehere2.org>
Date: Wednesday, September 23, 2020 at 12:03 PM
To: "joel.koppel@sfgov.org" <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>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "RivamonteMesa, Abigail (BOS)" <abigail.rivamontemesa@sfgov.org>
Subject: Letter of concern, 1125 Market Street project

Greetings Planning Commissioners,

Please find the attached letter regarding 1125 Market Street (the proposed Eaton Workshop hotel.)

Thank you,

--
Cynthia Gómez
Senior Research Analyst
she/her/hers

UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
415.864.8770, ext. 763

From: DCP, Reception (CPC)
To: Winslow, David (CPC)
Cc: Son, Chanbory (CPC); Feliciano, Josephine (CPC)
Subject: Mail for David Winslow and Planning Commissioners - 3 letters re: 350 San Jose Ave
Date: Wednesday, September 23, 2020 3:39:37 PM
Attachments: letter - 350-352 San Jose Ave - Marnie Schneider.pdf
letter - 350-352 San Jose Ave - Marc Norton.pdf
letter - 350-352 San Jose Ave - Blake Rogers.pdf

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 2019-016420CND Project Address: 424-434 Francisco Street: Executive Summary/Draft Motion - second error discovered
Date:	Wednesday, September 23, 2020 3:34:08 PM
Attachments:	image013.png image014.png image015.png image016.png image017.png image018.png

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San Francisco Planning Department
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From: Condominium Conversion <condoconversion@andysirkin.com>
Sent: Wednesday, September 23, 2020 2:43 PM
To: Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>
Cc: Silva, Christine (CPC) <christine.silva@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rosemarie MacGuinness <rosemarie@andysirkin.com>; Adam Smith <SailingSmitty@gmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>
Subject: Re: 2019-016420CND Project Address: 424-434 Francisco Street: Executive Summary/Draft Motion - second error discovered

Thanks, Carolyn.

All the best,
Kim Rohrbach
Paralegal

SIRKINLAW, APC
Direct: (415) 756-2896
50 California Street, Suite 3400, San Francisco, CA 94111

50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.

On Wed, Sep 23, 2020 at 2:41 PM Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org> wrote:

> Its part of the property owners' address.
>
> ---
>
> **From:** Condominium Conversion <condoconversion@andysirkin.com>
> **Sent:** Wednesday, September 23, 2020 2:01 PM
> **To:** Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>
> **Cc:** Silva, Christine (CPC) <christine.silva@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rosemarie MacGuinness <rosemarie@andysirkin.com>; Adam Smith <SailingSmitty@gmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>
> **Subject:** Re: 2019-016420CND Project Address: 424-434 Francisco Street: Executive Summary/Draft Motion - second error discovered
>
> Hi Carolyn,
>
> Thank you for the revision. Quick question: Is there a reason that 424-426-428-432-434 Francisco Street, San Francisco, CA 94133 is listed under Property Owner?
>
> Re: Oct 1, as soon as it's been confirmed who will be attending on the owners' behalf, you will be informed. We understand from your email sent Sep 22 that you need this information no later than Sep 30.
>
> All the best,
> Kim Rohrbach
> Paralegal
>
> **SIRKINLAW, APC**
> **Direct: (415) 756-2896**
> **50 California Street, Suite 3400, San Francisco, CA 94111**
>
> ***50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.***
>
> On Wed, Sep 23, 2020 at 1:18 PM Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org> wrote:
>
> > Hi Kim,
> >
> > Apologies for the error. Since there is still time available prior to the re-hearing, I've corrected it.
> >
> > When you have a minute, let us know who is intending to speak on for the project so staff

can ensure that they can speak at the hearing.

Thanks,

Carolyn

From: Condominium Conversion <condoconversion@andysirkin.com>
Sent: Wednesday, September 23, 2020 12:58 PM
To: Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>
Cc: Silva, Christine (CPC) <christine.silva@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rosemarie MacGuinness <rosemarie@andysirkin.com>; Adam Smith <SailingSmitty@gmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>
Subject: Re: 2019-016420CND Project Address: 424-434 Francisco Street: Executive Summary/Draft Motion - second error discovered

Hi Carolyn,

On Sep 16, with respect to the Executive Summary/Draft Motion prepared for the Sep 17 continued hearing, I provided you with a current/correct list of the owners of record. Please note that here is a second error, in that the aerial photo included at PDF page 20 ("Aerial Photo - View 1 ") is not an aerial view of the subject property. Compare that photo with PDF page 21 ("Aerial Photo - View 3") and with the site photos at PDF pages 23 and 24.

Adam Smith in the meantime informs me that his neighbors/co-owners have expressed concern about these errors. I know you're awfully busy - but if possible, he and his co-owners would like for the Executive Summary/Draft Motion to be updated prior to the Oct 1 continued hearing. In the alternative, they'd like you to verbally correct the record before the Commission on Oct 1. Please let me know if you are so willing.

Thanks.

Attached:
Executive Summary & Planning Commission Draft Motion (for continued hearing date 9/17/20)

On Wed, Sep 16, 2020 at 9:01 AM Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org> wrote:

> Thanks for catching this. I'll make the correction when I finalize the motion post-hearing.
>
> Best,
>
> **Carolyn Fahey, AICP, EcoDistrict AP, PhD, Planner II**

Southwest Team/Current Planning
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7367 | www.sfplanning.org
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IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14. WE APPRECIATE YOUR PATIENCE.

Please note I will be out of the office from Friday, August 21st and will return Monday, August 31st

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

From: Condominium Conversion <condoconversion@andysirkin.com>
Sent: Wednesday, September 16, 2020 8:48 AM
To: Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>
Cc: Silva, Christine (CPC) <christine.silva@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rosemarie MacGuinness <rosemarie@andysirkin.com>; Adam Smith <SailingSmitty@gmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>
Subject: Re: 2019-016420CND Project Address: 424-434 Francisco Street: Current owners are incorrectly identified on Executive Summary

Hi Carolyn,

My apologies for another email. As indicated in the materials attached to my earlier email, the current owners of record are:

Brian Michael Barnard and Sara Michelle Plummer [NO "H" AT THE END OF MS. PLUMMER'S FIRST NAME)
Adam A. Smith
Johnny Vu
Manoj Marathe and Zofia Beczek-Marathe
Sherlyn Chew, Trustee of the Sherlyn Chew Revocable Trust under the provisions of a Trust Agreement dated June 6, 2008

Larry D. Lionetti and Lena Q. Lionetti

All the best,
Kim Rohrbach
Paralegal

SIRKINLAW, APC
Direct: (415) 756-2896
50 California Street, Suite 3400, San Francisco, CA 94111

50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.

On Wed, Sep 16, 2020 at 8:12 AM Condominium Conversion <condoconversion@andysirkin.com> wrote:

> Good morning Carolyn,
>
> I notice that on the Executive Summary prepared for Thursday's hearing, the owners are identified as follows:
>
> Adam Smith
> Johny Vu
> Brian Michael Barnard and Sarah Michelle Plummer
> Sheryl Chew Revocable Trust
> Larry D. Lionetti and Lena Q. Lionetti
> Pensco Trust Company
>
> This information contains an error and an omission. The current owners of record are:
>
> Brian Michael Barnard and Sarah Michelle Plummer
> Adam A. Smith
> Johnny Vu
> Manoj Marathe and Zofia Beczek-Marathe
> Sherlyn Chew, Trustee of the Sherlyn Chew Revocable Trust under the provisions of a Trust Agreement dated June 6, 2008
> Larry D. Lionetti and Lena Q. Lionetti
>
> ATTACHED
> Executive Summary & Planning Commission Draft Motion
> Preliminary Title Report and Subject Property Deeds included in the application packet submitted to DPW on Aug 15, 2019
>
> Please let us know if you need anything further to correct this error. Thank you.
>
> All the best,
> Kim Rohrbach

Paralegal

SIRKINLAW, APC
Direct: (415) 756-2896
50 California Street, Suite 3400, San Francisco, CA 94111

50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: Hearing date: 9/24/2020 - New Location for the San Francisco Flower Market
Date:	Wednesday, September 23, 2020 3:32:08 PM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

---

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San Francisco Planning Department
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From: Flowers Claire Marie <clairemarie@flowersclairemarie.com>
Sent: Wednesday, September 23, 2020 2:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; sunny.angulo@gmail.com
Subject: Hearing date: 9/24/2020 - New Location for the San Francisco Flower Market

Good day to all,

I hope this finds you well!

I believe I may have met some of you over the many years, we have been fighting to save our beloved San Francisco Flower Market.
It is a San Francisco treasure, admired not only in San Francisco but world wide!

I started my business in 1988 and worked for bloomers for seven years prior. I started out delivering flowers. The flower community is my family!!

I would like to request, that you approve the new location at 901 16th St. /1200 17th St. and also, plead with you, to approve the option of including a two story parking structure on the site, with two full decks of parking. A structure with only a partial deck is not adequate, for all the florists, as it will not have the number of parking spaces needed to make the new venue functional. There are so many large vehicles required, to bring the flowers, plants and more to the market, and then there are all the buyers, designers & florists. We cannot take buses, bikes, ride-shares or alternative transportation to pick up van and trucks full of flowers, plants & hard-goods, several times a week, if not daily, before dawn

Our wish is to enhance the neighborhood and be good neighbors. I fear that if there is not adequate parking, we will cause traffic, gridlock and frustration for all involved.
Respectfully, it makes no sense to build it half ass and inadequately. It should be built the right way for the SFFM family/community, the neighborhood, and San Francisco for all all to thrive.

Please, please, do the right thing and make sure that we have the maximum amount of parking that is physically possible at our new location.
We are a unique community and industry that has been fighting for many years, we need your support!
We need two full decks of parking!!

Thank you for your time and consideration.

With gratitude, hope and blessings,

Claire Marie
FLOWERS CLAIRE MARIE
167 Fifth Avenue
San Francisco California
94118
Telephone: 415-751-2997
Mobile: 415-250-5941
Fax: 415 -751-3904
www.flowersclairemarie.com

Covid19 awareness: We have strict protocols in place for mask wearing, sanitation, etc., along with temp checks and communication.

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: 901 - 16th Street Request for Continuance from Potrero Boosters
Date:	Wednesday, September 23, 2020 3:31:39 PM
Attachments:	Potrero Boosters Development Committee Design Notes.pdf image013.png image014.png image015.png image016.png image017.png image018.png

---

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San Francisco Planning Department
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From: Alison Heath <alisonlheath@gmail.com>
Sent: Wednesday, September 23, 2020 2:00 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; J.R. Eppler <jreppler1@gmail.com>
Subject: 901 - 16th Street Request for Continuance from Potrero Boosters

Dear Commission President Koppel, Vice President Moore and Commissioners,

I am writing on behalf of the Potrero Boosters Neighborhood Association to request a continuance of the Large Project Authorization and Conditional Use Authorization for the proposed project to house the San Francisco Flower Mart. Please know that there is deep and broad support for the Flower Mart in the neighborhood. The Flower Mart is a city treasure that should be the perfect

cornerstone to the dynamic mixed-use corridor on 17th Street. The site is a legacy location with deep importance to the neighborhood that has provided jobs to the community for over a hundred years. We appreciate the Flower Mart's interest in opening the Mart to the neighborhood with special events and retail and look forward to welcoming them to our neighborhood.

Unfortunately, since the Pre-Application meeting in January, there has been no public outreach on design of the refurbished warehouses and new garage. It was only last Friday when the Commission packet was published that anyone in the neighborhood other than our committee had seen the proposal. Since this recent version, with jarring purple stripes running the length of a massive 300+ foot facade, was first presented to us less than two weeks ago we have been scrambling to resolve outstanding issues to no avail.

Particularly concerning to us as a neighborhood organization is that the larger community has been completely excluded from these discussions, putting all responsibility for neighborhood review on a handful of people. Typically projects would be first be reviewed by our committee, and then go to the general membership for a potential vote. The membership meets monthly on the last Tuesday of the month and it wasn't until the day after our last meeting that we had a request to schedule a presentation. As a result we weren't given ample time to arrange a meeting with the community prior to the Commission hearing tomorrow. With no meaningful public process, or opportunity for the neighborhood to respond to what would undoubtedly be a controversial design, we face a situation that is unprecedented in all the time I've been involved with the Boosters.

Of course it would have been in everyone's best interests to ensure adequate public review and resolution of outstanding design issues prior to a Planning Commission hearing. We can assure you, with a continuance, that we will continue to work diligently with the project sponsor, to do everything possible to include the community in dialogue and ensure the best possible outcome for our neighborhood. We also want to express our full support for the needs of the Flower Mart in a design that allows them to grow and thrive for many years.

We believe that good design is in itself a community benefit, but the current proposal is ill-conceived with no respect for history or neighborhood context. Here is a brief summary of our primary issues:

• **17th Street Facade:** This street is evolving into an increasingly vital corridor with a unique mix of uses, and a more bike and pedestrian friendly alternative to the 16th Street thoroughfare. We recognize that the Flowermart wholesale operations will take place on this side of the site, but there is no reason for the exterior design to turn its back on the neighborhood. The project should be able to meet requirements for climate control, wholesale access and flow while breaking up the massive horizontal face. This could be accomplished by providing some transparency, delineation between adjoining buildings, variation in materials and articulation. We now have a design that reads more as a billboard than building. An attempt at boldness, using purple paint, has taken it in a wild direction that has just made matters worse. This is the "back of the house" and we recognize that presents challenges. Unfortunately the current design is a contrived response.

• **Corner of Mississippi Street and 16th Street:** This is a gateway to the neighborhood that demands something more monumental than a view of the parking garage with grating.There should be ways,

other than just signage, to identify this as a flower market and build curiosity about what is happening there

• **Mississippi Street** The main pedestrian entrance on the eastern facade will be a primary access point for the neighborhood and deserves to be treated as a distinguishing feature. In addition to making that entry more welcoming, the truck loading entrance and streetscape must be designed to guarantee safe passage for bikes and pedestrians.

• **Parking:** Normally the Boosters discourage parking but in this case we know that the success of the Flower Mart depends on adequate space for vehicles and we ask that the maximum be provided.

Attached are more detailed notes and illustrations that have been shared with the project sponsor over the course of our last four meetings.

Thank you for your consideration,

Alison Heath
Chair of Potrero Boosters Development Committee

Alison Heath
alisonheath.com

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject: FW: I OPPOSE the SF Flower Mart at 901 16th Street (Housing NOT Trucks)
Date: Wednesday, September 23, 2020 3:31:02 PM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Commission Affairs
San Francisco Planning Department
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From: Rob Mitchell <robertmitchellsf@gmail.com>
Sent: Wednesday, September 23, 2020 1:49 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; theresa.imperial@sfgov.com; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I OPPOSE the SF Flower Mart at 901 16th Street (Housing NOT Trucks)

Dear Commissioners,

Please add my name to the less vocal majority of Potrero Hill residents who vigorously oppose moving the SF Flower Mart to 901 16th Street for the following reasons:

- Incompatible with the emerging residential/commercial uses along 16th and 17th Streets.
- Maintains the 'dead zone' along 16th and 17th streets where the old tin warehouse is now
- I feel housing should be a greater priority than flowers for the planning commission
- Rewards the deplorable action of Potrero NIMBYs

- The tin shed is UGLY and should be torn down ASAP
- Promises to bring thousands of big rig semi trucks thundering through Potrero Hill and related pollution.

- If it goes through we will demand the traffic be routed away from Mississippi and 17th Streets

- The trucks must only enter this facility from 16th Street

- The trucks/traffic must not be permitted to travel on Mississippi Street at any point.

- The trucks/traffic should not be permitted to take the Mariposa Street off ramp

- We will block, if necessary with our bodies, the associated traffic from travelling down Mississippi Streets or entering or exiting the facility from 17th Street.

- It is the WRONG LOCATION for the Flower Mart - it should be located in an industrial part of the City not in Potrero Hill.
- Please don't cave to the rich and powerful Los Angeles based developer and their glitzy PR firm. I urge you to do the right thing.

It's wrong for Potrero and wrong for San Francisco.

Thank you,
Rob

Robert Mitchell
robertmitchellsf@gmail.com
(415)902-4060
@robertmitchells

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: 350 San Jose Project
Date: Wednesday, September 23, 2020 3:30:50 PM

Commission Affairs
San Francisco Planning Department
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San Francisco Property Information Map

-----Original Message-----
From: Lou Dematteis <ldematteis@igc.org>
Sent: Wednesday, September 23, 2020 1:32 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Kitty Costello <friendsofjuricommons@gmail.com>
Subject: 350 San Jose Project

To: the Planning Department
Re: Scale Down the Development Plan for 350 San Jose.

I live next to Juri Commons Park and I am writing to you about the oversized plan for a condo development at 350 San Jose Ave. Has anyone from the Planning Dept staff or the Commissioners come and looked at this situation? If you come stand in our tiny park and see where they plan to build this oversized structure, you'll understand that it's terrible for everyone else who lives here. Please come and see for yourself before you make this decision. This plan needs to be scaled down and scaled back, and balconies facing the park should not be allowed. They will intrude on neighbors' privacy, will stare down obnoxiously on people in the park, and will disturb the peace for everyone.

Also, the building that is on the property now contains four rent controlled units. Please make sure that whatever project that is approved for that property site contain AT LEAST four rent controlled units!

Thank you for your consideration,
Lou Dematteis
Juri Street Resident

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: 350-352 San Jose Ave. - 2017-015039DRP
Date:	Wednesday, September 23, 2020 3:30:48 PM
Attachments:	FINAL - Response to DR - 09.16.20 with RB Response.pdf image013.png image014.png image015.png image016.png image017.png image018.png

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Commission Affairs
San Francisco Planning Department
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From: Ryan Patterson <ryan@zfplaw.com>
Sent: Wednesday, September 23, 2020 1:04 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: John Kevlin <jkevlin@reubenlaw.com>; Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Subject: 350-352 San Jose Ave. - 2017-015039DRP

Dear Commissioners:

Please find a letter attached on behalf of the project sponsor regarding the above-captioned case.

Thank you,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

From:	Sucre, Richard (CPC)
To:	Koppel, Joel (CPC); Moore, Kathrin (CPC); Chan, Deland (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)
Cc:	CTYPLN - COMMISSION SECRETARY; Callagy, Alana (CPC); JENSEN, KRISTEN (CAT)
Subject:	901 16th St Addendum Web Download
Date:	Wednesday, September 23, 2020 3:24:17 PM

Hello Commissioners,

In case my last email did not go through, the Addendum to the EIR for 901 16th Street has been published and has been uploaded to our website. You can download the file at:

https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=All&items_per_page=All

Just go to:
Notice of Addendum
MMRP
Addendum
Appendices to Addendum

I sent an email with the Addendum and the Appendices. If this email did not go through, then you can obtain the environmental document for this project on our website.

901 16th Street is on your calendar for tomorrow (09/24/20).

Let me know if you have any questions or any issues with accessing these files.

Thank You,

Rich

Richard Sucré, Principal Planner
Southeast Team & Historic Preservation, Current Planning
San Francisco Planning Department
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
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From:	Sucre, Richard (CPC)
To:	Koppel, Joel (CPC); Moore, Kathrin (CPC); Chan, Deland (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)
Cc:	Callagy, Alana (CPC); CTYPLN - COMMISSION SECRETARY; JENSEN, KRISTEN (CAT)
Subject:	901 16th St Addendum
Date:	Wednesday, September 23, 2020 3:22:12 PM
Attachments:	2011.1300EIA_901 16th St Addendum_Flower Mart_2020 09 23.pdf

Hello Commissioners,

Attached is the environmental document (an addendum to the 901 16th St EIR) for the project at 901 16th St (Flower Market). Just in case this link doesn't go through, I'll also email you a link to this document which is available for download from our website.

In the staff report, we already provided the MMRP associated with this document.

Let me know if you have any questions and our apologies for the delay.

Thank You,

Rich

Richard Sucré, Principal Planner
Southeast Team & Historic Preservation, Current Planning
San Francisco Planning Department
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
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From:	CPC-Commissions Secretary
To:	Koppel, Joel (CPC)
Cc:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: I OPPOSE SF Flower Mart at 901 16th Street
Date:	Wednesday, September 23, 2020 11:31:26 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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San Francisco Planning Department
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From: Jay Cabalquinto <jaycabalquinto@gmail.com>
Sent: Wednesday, September 23, 2020 11:19 AM
To: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I OPPOSE SF Flower Mart at 901 16th Street

As a San Francisco resident since 1997 with most of those years spent on Potrero Hill I oppose the SF Flower Mart coming to 901 16th Street.

My concerns:
• We need housing in this area not a distribution facility.
• How many trucks per day/month/year will this bring to the neighborhood? What time of day will they be making deliveries? People live and now work from home, and there are a LOT of people who would be distrubbed at early hours.
• We need a study and analysis on traffic concerns due to delivery trucks. If this project goes through

the facility entrance should be on 16th street.
The Mart would continue to create a dead zone at night in a burgeoning residential area and creates safety concerns.
• The tin shed with it's tarp roof is an eye sore and often attracts dumping and tent encampments.
• We need housing not more trucks barreling through this neighborhood.

Concerned Potrero Hill resident
Jay Cabalquinto

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES CENSUS WEEK OF ACTION
Date:	Wednesday, September 23, 2020 11:31:21 AM
Attachments:	09.23.20 Census 2020 Week of Action.pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, September 23, 2020 at 10:00 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES CENSUS WEEK OF ACTION

FOR IMMEDIATE RELEASE:
Wednesday, September 23, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

*** PRESS RELEASE ***
SAN FRANCISCO LAUNCHES CENSUS WEEK OF ACTION

Citywide effort is underway to count every resident in advance of September 30th deadline. Census Week of Action includes safe community outreach events, phone banking, and public service announcements from the San Francisco Giants and Golden State Warriors.

San Francisco, CA — Mayor London N. Breed today launched San Francisco's Census Week of Action. The week of action is part of the City's SF Counts campaign, which aims to increase the self-response rate for Census 2020 by reaching out to hard-to-count communities, providing technical assistance, and educating the public that the Census is set to end on September 30th. City officials and departments, community organizations, faith leaders, and the business community are all mobilizing to help San Francisco obtain a complete census count.

"The Census is an important measurement of our community. In these tough economic times, we must protect critical federal resources for lifesaving programs and we must preserve our voice in the electoral process," said Mayor Breed. "San Franciscans can help in a meaningful

way by filling out the Census today and ensuring friends and family members do the same."

San Francisco's current self-response rate for the 2020 Census is 65.6%, compared to 2010's final self-response rate of 68.5%. The statewide self-response rate for this year's census is currently 68.6%. Strategies to improve the count include in-person assistance in Civic Center, Chinatown, Bayview and the Mission District, phone banking by community-based organizations and City departments, door-to-door canvassing in undercounted communities, as well as additional outreach by trusted community leaders.

Since July 2019, San Francisco has been working with a network of over 30 City-funded community-based organizations, businesses, labor, the San Francisco Complete Count Committee, and hundreds of volunteers to conduct outreach to residents and encourage them to attend one of the in-person events if they need help filling out the census.

"San Francisco is united during our Citywide Census Week of Action to improve our count," said City Administrator Naomi M. Kelly. "We thank the community groups, local sports teams and faith-based organizations that are helping us complete the count and ensure we get our fair share of federal funding."

San Francisco Giants announcer Renel Brooks-Moon and Golden State Warriors Coach Steve Kerr are assisting with public education by filming public service announcements to encourage participation. Their PSAs and a complete social media toolkit can be found here.

Census Week of Action: Schedule of Events

Social Media: Kick-off Census Week of Action by posting and sharing Census 2020 information with our social media toolkit.

On-Site Assistance
Thursday, September 24, 2020
Civic Center Plaza
McAllister & Larkin Streets
11:00 am - 3:30 pm

Friday, September 25, 2020
Portsmouth Square
Kearny & Clay Streets
1:00 pm - 3:30 pm

Saturday, September 26, 2020
Mendell Plaza
1401 Mendell Street
11:00 am - 3:30 pm

Sunday, September 27, 2020
Garfield Square
3100 26th Street
11:00 am - 3:30 pm

SF Counts Census Citywide Caravan traveling to every San Francisco district to help residents with the census
Tuesday, September 29, 2020

SF Counts + Together SF Census Phone Banking Nights – Volunteers Welcome!
Sign-up for a shift on Tuesday, September 29, 2020 here.
Sign-up for a shift on Wednesday, September 30, 2020 here

For more information about the Census Week of Action events, go to sf.gov/census.

"The Week of Action is an all-out team effort by the SF Complete Count Committee, the City and community, faith, and labor organizations to make sure that San Francisco residents get assistance to complete the 2020 Census survey," said Adrienne Pon, Executive Director of the San Francisco Office of Civic Engagement and Immigrant Affairs. "We are counting on each other to help the rest of our residents do their census by September 30th and ensure the City's fair share of resources, representation and voice for the next 10 years."

"Census 2020 is the most important challenge to overcome before the end of September," said Anni Chung, President and CEO, Self-Help for the Elderly, and San Francisco Complete Count Committee Co-Chair. "I urge every resident in San Francisco to complete the Census Questionnaire TODAY and reach out to 10 others to do the same. San Francisco needs everyone to be counted!"

"At Code Tenderloin we know the needs of our community far exceed the available resources, especially during critical emergencies," said Del Seymour, Founder of Code Tenderloin. "We need residents to sign up for the census to increase attention and awareness of our needs. The community will receive much needed funding from the Federal Government. Those funds will create services, programs, and resources across the board. We fill out the Census because we all yearn for a better community."

"The Black community has been undercounted since we were counted as three-fifths of a person, 400 years ago. With our recent cries for social justice and change, this is a critical time for us to stand up and be counted," said Jacqueline Flin, Executive Director, A. Philip Randolph Institute of San Francisco. "We need to support one another by completing the census today."

"The stakes are high and the future prosperity of our City is dependent on a successful 2020 census count," said Mario Paz, Executive Director, Good Samaritan Family Resource Center. "As we enter our final days of our 2020 Census Complete Count efforts, I urge all San Franciscans to complete their information at www.my2020census.gov and stand and be counted!"

About SF Counts
SF Counts is the City's coordinated grassroots effort with a broad network of community, arts, civic, labor, education, government and faith-based organizations to ensure that every person in San Francisco is included and accurately counted in the 2020 Census. Led by the Office of Civic Engagement and Immigrant Affairs, the SF Counts campaign is a multilingual, multicultural outreach and education campaign to inform and motivate San Franciscans to do the census.

###

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: I OPPOSE SF Flower Mart at 901 16th Street
Date:	Wednesday, September 23, 2020 11:18:32 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

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From: Jay Cabalquinto <jaycabalquinto@gmail.com>
Sent: Wednesday, September 23, 2020 11:16 AM
To: oel.koppel@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I OPPOSE SF Flower Mart at 901 16th Street

As a SF residence since 1997 with most of those years spent on Potrero Hill I oppose the SF Flower Mart coming to 901 16th Street.

My concerns:
• We need housing in this area not a distribution facility.
• How many trucks per day/month/year will this bring to the neighborhood? What time of day will they be making deliveries? People live and now work from home, and there are a LOT of people who would be distrubbed at early hours.
• We need a study and analysis on traffic concerns due to delivery trucks. If this project goes through

the facility entrance should be on 16th street.
The Mart would continue to create a dead zone at night in a burgeoning residential area and creates safety concerns.

- The tin shed with it's tarp roof is an eye sore and often attracts dumping and tent encampments.
- We need housing not more trucks barreling through this neighborhood.

Concerned Potrero Hill resident
Jay Cabalquinto

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: New SF Wholesale Flower Market
Date:	Wednesday, September 23, 2020 11:17:31 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: sylburgess@aol.com <sylburgess@aol.com>
Sent: Wednesday, September 23, 2020 11:01 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; sunny.angulo@gmail.com
Subject: New SF Wholesale Flower Market

Dear Commissioners:

As a 35 year customer of the SFFM and long time advocate of the floral and event communities, I urge you to approve our proposed new location at 901 16th St./1200 17th St. I also urge you to allow the variances being requested, MOST IMPORTANTLY, the option of including the two story parking structure on the site with TWO FULL DECKS OF PARKING.
A structure with only a partial upper deck is not feasible from a customer perspective. We need the maximum possible number of customer parking spaces in order to make this new venue truly functional.

Due to the nature of our work, on a regular basis large numbers of customers (florists, caterers, etc.) need to transport large quantities of fragile, perishable and bulky product. Our industry requires trucks, vans, and other large vehicles to operate our businesses. We are not able to use alternate types of transportation. In order to maintain good standing with our neighbors and not be lined up at the entrance

and around the block we need to allow for an adequate number of parking spaces. For these reasons we ask that you consider and support the unique needs of this floral market and approve the parking garage design with full second deck.

Most Sincerely,
Sylvia Burgess

Sylvia Burgess - President

Montbretia Inc.
Floral & Event Decor

415.822.1116 office
415.298.5438 mobile

1555 Yosemite Ave, suite 43, San Francisco, CA 94124
www.montbretia.com

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject: FW: 901 16th Request for Continuance (Flower Market)
Date: Wednesday, September 23, 2020 11:16:55 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

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From: Rodney Minott <rodneyminott@outlook.com>
Sent: Wednesday, September 23, 2020 9:52 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 901 16th Request for Continuance (Flower Market)

I'm writing on behalf of Save The Hill (STH) in regard to 901 16th / 1200-1210 17th Streets, also known as the San Francisco Flower Market project. STH has long been an active and enthusiastic supporter of re-locating the Flower Market to this Potrero Hill site. With that said, we do have some outstanding concerns about the currently proposed design.

Save The Hill, founded in 2012, is a grassroots neighborhood group dedicated to the health, culture, heritage, and scenic beauty of Potrero Hill. We enjoy the support of hundreds of our fellow neighbors. Our mission is to protect and promote the Potrero Hill's unique identity, to support its locally run businesses and to ensure that neighborhood growth promotes the highest standards of

urban development and planning.

We're thrilled that the Flower Market will be setting up shop at this iconic location (which once housed the famed Pacific Rolling Mill) in our neighborhood – preserving blue collar jobs and ensuring the survival of the renowned Flower Market. The plan to preserve the industrial character of the historic buildings on this Potrero Hill site (in all 4 structures) is wonderful and we strongly believe the Flower Market will be an enormously positive and popular addition to the neighborhood.

Our concerns relate to the design and treatment of the planned project. We believe the current design could be meaningfully improved with more time and we would like to see this Thursday's hearing continued while negotiations proceed to improve upon the current proposal. While we strongly applaud Kilroy for retaining the existing low-rise building envelope (in a nod toward "adaptive reuse"), the current plan has key shortcomings, including:

- The failure to treat the corner of 16th and Mississippi Streets as a historic "gateway" location into the Potrero Hill neighborhood – one that reflects both Potrero Hill's and the property site's industrial past.

- The elimination of the water tower now facing 16th Street (one of the property's signature industrial features).

- The elimination of existing windows along the 17th Street side of the property.

- The proposed (purple) color treatment of the buildings should be revised to better align the project's aesthetic with the neighborhood.

Again, we love the Flower Market and can't wait for its flowers to blossom in our neighborhood. We would just like to see more time permitted to resolve design issues that we believe would meaningfully improve the project. Thank you for your consideration.

Best,

Rodney Minott, on behalf of Save The Hill

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: SFBCTC Letter of Support - Wholesale Flower Market
Date:	Wednesday, September 23, 2020 9:07:57 AM
Attachments:	Planning Commission letter of support - Wholesale Flower Market.pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

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From: Sandra Duarte <sandra@sfbuildingtradescouncil.org>
Date: Wednesday, September 23, 2020 at 8:59 AM
To: Joel Koppel <jkoppel@ibew6.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Tim Paulson <tim@sfbuildingtradescouncil.org>, "'Larry Jr.'" <Larryjr@ualocal38.org>
Subject: SFBCTC Letter of Support - Wholesale Flower Market

Sent on behalf of Tim Paulson

Dear President Koppel and Commissioners:

Please see attached letter of support on behalf of the affiliated unions and members of San Francisco Building and Construction Trades Council.

Sincerely,

Tim Paulson
Secretary-Treasurer
San Francisco Building and Construction Trades Council
1188 Franklin Street, Suite 203
San Francisco, California 94109
tim@sfbuildingtradescouncil.org

415-716-6383 (m)

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: 901 16th St. Request for Continuance (Flower Market)
Date:	Wednesday, September 23, 2020 8:34:54 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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San Francisco Planning Department
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From: peter linenthal <ppotrero@pacbell.net>
Sent: Tuesday, September 22, 2020 8:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Subject: 901 16th St. Request for Continuance (Flower Market)

Dear Commission President Koppel ,Vice President Moore, and Commissioners,

I'm writing about the proposed remodel of the Corovan Building, once the home of Pacific Rolling Mill Co, a business which led the transformation of Potrero Point into a the west coast's preeminent industrial center. I could not be more pleased that the SF Flower Mart is coming to our neighborhood, and the fact that remodel plans intend to preserve the building's historic industrial character is terrific. However several features of the remodeling plans are at odds with this intention:

—-The stripes in a variety of shades of purple along the 17th St facade are incongruous on an industrial building, and diminish rather than enhance its character. I'm not at all against a contemporary approach to painted graphics. The Minnesota Street Project shows how successful a sophisticated paint job can be. But both the colors and stripes on the proposal need rethinking.

—-The vertical window slots along 17th St are insufficient, and create an unwelcoming expanse. This facade is where the building will meet our neighborhood so the 17th St 'face' really concerns me. A better plan would be to use, replicate, expand or artfully alter the long rows of horizontal windows on the existing building which are a distinctive feature of industrial architecture.

—The water tower seen from 16th St should be repaired and retained, possibly moved to an equally visible position. Both sculptural and evocative, it would be a real shame to loose it.

This building is prominent, situated at he crossroads of several neighborhoods. The Corovan building began as a cluster of separate buildings in the early 1900s, which were remodeled but still maintain their industrial character. I hope the Flower Mart will become as active a part of the neighborhood, as the Pacific Rolling Mills (seen in this circa 1910 photo of the site) once was. Let's make sure the Flower Mart, itself a venerable SF institution, is given the home it deserves, one that reflects Potrero Hill's history.

Proposed remodel plans should not be rushed but presented to a wide variety of community groups before decisions are made.

All the very best, Peter Linenthal director, Potrero Hill Archives Project


CO.

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC); Sucre, Richard (CPC)
Subject:	FW: Flower Mart project on Potrero Hill
Date:	Wednesday, September 23, 2020 8:34:11 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: Philip Anasovich <panasovich5@yahoo.com>
Sent: Tuesday, September 22, 2020 5:40 PM
To: Alison Heath <alisonheath@sbcglobal.net>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; alisonheath@alisonheath.com
Subject: Flower Mart project on Potrero Hill

Dear Commissioners, President Koppel and Vice President Moore:

As a member of the Development Committee of the Potrero Boosters Neighborhood Association, I'm writing to request to request a continuance of the Large Project Authorization and Conditional Use Authorization for the proposed project to house the San Francisco Flower Mart. I support for the Flower Mart in the neighborhood, and with my neighbors and friends, I truly anticipate welcoming them to the Hill.

However, the review process with the developer has not gone as smoothly as it could have. We have not been allowed to circulate the plans and drawings to our neighbors, and thus gain their backing. At our last meeting the developer told us that the plans had not been shown to the Flower Mart itself. This seems odd and counterproductive.

One of the key sticking points has been the 17th Street facade design. This a critical interface with the Hill, its architecture and inhabitants. Each meeting has elicited comments of disapproval on matters of lack of scale, lack of architectural elements like fenestration, and general indifference to what is happening just across the street. Restoring one portion of the facade, planting trees, and planning a bike path is not enough. They have most recently shown us a facade which seems like a billboard with shocking colors in large stripes. There is a general feeling the the historical essence of the building, its industrial past, has been forgotten.

I urge you to grant a continuance in the review process to give us a chance to further discuss and address these issues before the formal presentation of the project. We all want this project to succeed.

Your very truly,

Philip Anasovich, A.I.A.

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: Proposed Condo Development
Date: Wednesday, September 23, 2020 8:33:53 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

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From: John Tinnon <jtinnon1776@yahoo.com>
Sent: Tuesday, September 22, 2020 12:17 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Subject: Proposed Condo Development

Dear SF Planning Commissioners:

Please protect Juri Commons park. The new owner/investor at 350 San Jose Ave only seems interested in making money and destroying our park & community. Please don't let this happen. Reject SIA's oversized plan. Make the new building smaller with affordable units (not so tall).

We enjoy the park space, the sunlight and the green benches near the park's central area. We don't want to see (or hear) rich people sitting out on condo decks looking down on us. That would spoil the park.

Please, don't let them cut-off any of the sunlight in Juri Commons Park!

Thank you,

Jeff Goodman
John Tinnon

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: Comments for Planning Commission hearing - 9/24/20
Date:	Wednesday, September 23, 2020 8:33:42 AM
Attachments:	planningltr.doc image013.png image014.png image015.png image016.png image017.png image018.png

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From: laurel winzler <flaurel1@gmail.com>
Sent: Tuesday, September 22, 2020 11:29 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Sunny Angulo <sunny.angulo@gmail.com>
Subject: Comments for Planning Commission hearing - 9/24/20

Please see my attached comments for the meeting on 9/24/20 regarding the new San Francisco Wholesale Flower Market.

Many thanks,

Laurel Ann Winzler

Laurel Designs
www.flaurel.com
415.386.8360

From: CPC.Commission.Secretary
To: Sucre, Jonas (CPC); Ionin, Jonas (CPC)
Subject: FW: [External Sender] Re: 583 Clipper (2019-020941ENV)
Date: Wednesday, September 23, 2020 8:33:39 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

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From: kchu7 <schuttstim@sbcglobal.net>
Sent: Tuesday, September 22, 2020 11:21 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <susan.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>
Subject: Demolition versus Alteration? Alteration versus Demolition?

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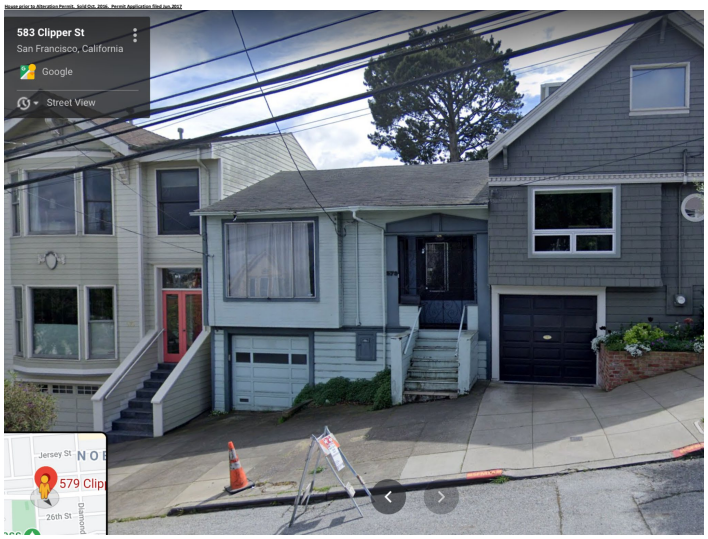
Dear President Koppel, Vice President Moore and Fellow Commissioners:
Good morning.
Below are five screenshots of a project underway in Noe Valley. It is 4in-2
It is an Alteration project per the Site Permit.
There was no Request for Discretionary Review.
It is altering a smaller, naturally affordable, financially accessible single family home into a larger, less financial accessible, less relatively affordable single family home. According to the Housing Element and Section 317 this is housing that should be preserved from speculative fever.
The third and fourth photo were taken in June and September respectively. The little remnants of the original house, which is shown completely intact in the second photo, are visible.
(The first and last photo show the sale of the entitlement and a rendering of the project when it was for sale in 2019 showing a profit of $700K for the plans with an issued Site Permit that is valued at $550K).
This method of construction for this project with little pieces remaining, looks just like other projects from six years ago when 60% of the projects were found by Staff to be Demos and should have been reviewed as Demolitions.
Frankly it looks like all these projects detailed during General Public Comment starting in 2014.
Segments of the original structure remain and are removed as new construction is completed as can be seen in the difference from the June photo to the September photo. The entire interior is obliterated. This is the pattern for these projects.
There were no published Demo Calcs on the SFPIM for this project. For some projects they are available and for other they are not. It just depends.
Actually there are two other projects that are under construction right now that look similar to this project during their construction and there are no published Demo Calcs on the PIM for these projects either.
And there are a few other projects awaiting their permits that have published Demo Calcs that are more than squishy…they are downright close to the Thresholds.
Please revise the Demo Calcs and adjust them per Section 317 (b) (2) (D). Again, the Calcs have never been adjusted since Section 317 was added to the Planning Code in 2008.
Thank you very much and take good care.
Sincerely,
Georgia Schuttish

Sales History from Redfin.
Entitlement sold one year after 311 Notification Expired in Sept. 2018.
Address Issued Oct 2016

9:36 AM Tue Sep 22 — redfin.com — 83%

Sep 13, 2019 Date	Sold (MLS) (Closed) San Francisco MLS #486880	$1,925,000 Price
Sep 11, 2019 Date	Pending San Francisco MLS #486880	— Price
Aug 12, 2019 Date	Contingent (Contingent - Show) San Francisco MLS #486880	— Price
Aug 7, 2019 Date	Relisted (Active) San Francisco MLS #486880	— Price
Aug 1, 2019 Date	Contingent (Contingent - Show) San Francisco MLS #486880	— Price
Jul 8, 2019 Date	Listed (Active) San Francisco MLS #486880	$1,795,000 Price
Oct 2016, Sold for $1,250,000		
Oct 20, 2016 Date	Sold (Public Records) Public Records	$1,250,000 Price
Oct, 2016		
Oct 20, 2016 Date	Sold (MLS) (Closed) San Francisco MLS #450067	$1,250,000 Price
Oct 12, 2016 Date	Pending San Francisco MLS #450067	— Price
Sep 8, 2016	Listed (Active)	$999,000

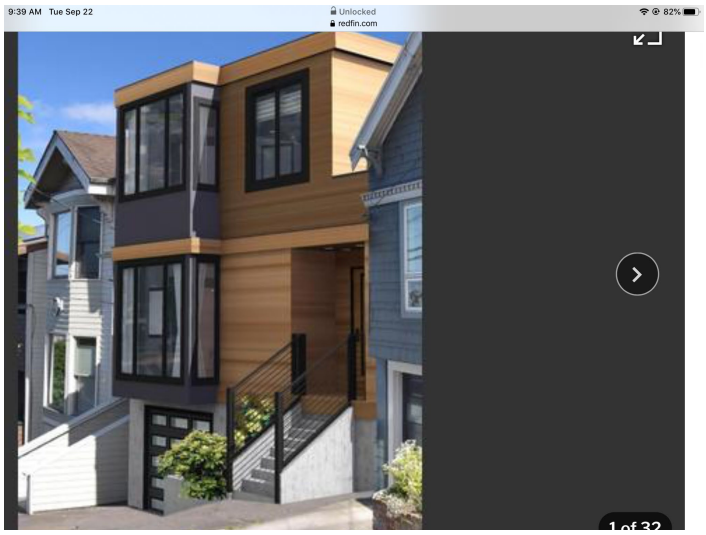
House prior to Alteration Permit. Sold Oct. 2016. Permit Application filed Jun 2017



Under construction June 2020. Please note original structure visible

Under construction June 2020. Please note change from June 2020 photo

Rendering from Redfin when Entitlement Sold in 2019



Sent from my iPad

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC); Jardines, Esmeralda (CPC)
Subject:	FW: Opposition to 350 San Jose Avenue
Date:	Wednesday, September 23, 2020 8:31:03 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

From: Harry Breaux <hbreaux94114@yahoo.com>
Sent: Monday, September 21, 2020 10:47 PM
To: Breaux Harry <hbreaux94114@yahoo.com>
Subject: Opposition to 350 San Jose Avenue

Dear Planning Commissioners,

The current plan for 350 San Jose Avenue is INSULTING in many ways.

In 2018, the builder proposed an oversized condo building, but tried to skirt around Rent Control issues.

At the same time, they said they wanted to build twelve new condos, but skirted around the 10 to 1 affordable housing requirement.

Next, they tried to leverage square footage and increase the size of the building.

The current plan would have negative impacts on Juri Commons Park, the next door

tenants who live at 330-340 San Jose Avenue, 374-378 San Jose Avenue and hundreds of people who live nearby.

I want a smaller building with less negative impacts on our community.

Thank you for your attention,

Harry Breaux

We do not inherit the earth from our ancestors; we borrow it from our children. Chief Seattle

From:	CPC-Commissions Secretary
To:	Chan, Deland (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)
Cc:	Feliciano, Josephine (CPC); Samonsky, Ella (CPC)
Subject:	FW: 901 - 16th Street (Flower Mart) Request for Continuance
Date:	Wednesday, September 23, 2020 8:28:08 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: Katherine Doumani <president@dogpatchna.org>
Sent: Tuesday, September 22, 2020 3:10 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 901 - 16th Street (Flower Mart) Request for Continuance

Dear Commission President Koppel and Vice President Moore,
I am writing on behalf of the Dogpatch Neighborhood Association in regards to the Flower Mart facility being built by Kilroy Development at 901 16th Street.

Since February of this year Taylor Jordan, working on behalf of Kilroy Development Corporation's Mike Grisso, has been seeking formal support for the project from the DNA membership. Though our community had been led to believe the Flower Mart was about to choose a site in Dogpatch proper along Ceasar Chavez street, we were still thrilled to find out that 601 16th was to be the Flower Mart's new home. This is a gateway location to the Eastern neighborhoods accessed daily by all due to the convergence of Mississippi, 16th and 7th street--all main arteries into and out of

Dogpatch.

We waited until key community concerns were satisfactorily resolved by Kilroy to have the Flower Mart team present at a DNA membership meeting. Their first presentation was therefore on Sept. 14, a few weeks ago. Unfortunately the design for the facility led to many questions that remained open following that meeting. It has also noted that the Flower Mart team--as the very subject of this project, appears to have been left out of the design process. Normally the tenant of a facility would be the first line for review, if not full collaborators.

After the Sept. 14th presentation, the DNA membership chose to delay any approval until new designs were presented the following week to the combined Boosters DNA Design Committee. Though we had hoped we might utilize technology to allow our full membership to see the revised designs via an email dispatch,this mode of project review and vetting is not ideal for a marquis community gateway building such as this, when we will be living with the results for years to come. We therefore request a continuance so that all remaining issues with the site can be property considered and vetted.

Thank you for your consideration.
Katherine

KATHERINE DOUMANI President
e. president@dogpatchna.org **w.** www.dogpatchna.org
a. 1459 18th Street #227 | San Francisco CA 94107
p. 415.713.4561 **Join us to Create a Stronger Community**

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 2018-012648CUA St. Ignatius lights and antennas
Date:	Wednesday, September 23, 2020 8:21:24 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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From: Dolores Joblon <djoblon@sbcglobal.net>
Sent: Monday, September 21, 2020 7:01 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2018-012648CUA St. Ignatius lights and antennas

Dear Planner Horn, Planning Commissioners and Supervisor Mar,

I am appalled about the decision that was made concerning the stadium lights and I wholeheartedly support the appeal that is being made by the citizens who live in the neighborhood and whose lives will be directly affected by that decision. Please reconsider and refuse SI permission to install these lights that will change the quality and safety of life in the neighborhoods surrounding the

I have written earlier in protest and I am enclosing my first email below:

5/13/2020

I am writing to protest the proposed installations of the stadium lights and the Verizon 5G cell antennas at Saint Ignatius High School.
I have spent much time at my two young grandsons home which is right around the corner from the stadium and I know how much disruption the S I students at the high school can cause. Having them at events that can light up the skies around the school 3 nights a week till 10 pm is very disruptive and unfair to the neighborhood. It changes the character of the neighborhood from a quiet residential one to a carnival setting, with activities and traffic till late into the night.

Very disruptive for young children and their parents who need to rise up early in the morning for a productive days work.

I am especially worried about the 24 hour 5G technology and its effect on the growing children. the health hazards of 5G are unknown at this point. They will be affecting the young children who attend the many preschool schools, elementary schools and the middle school in the neighborhood, as well as those who use the public library nearby these giant towers. No only will these children be potentially effected, but also the young men and women who attend Saint Ignatius. They too will

be subjected to unknown damage from 5G radiation.
Please take this all in to consideration and do not allow the installation of these stadium lights and towers.
Thank you
Dolores Joblon

Sent from my iPad

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW:
Date: Wednesday, September 23, 2020 8:21:03 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

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From: Greg Clayton <gclayt6@gmail.com>
Sent: Monday, September 21, 2020 5:56 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Subject:

9/21/20

SF Planning Department & Commissioners:
1650 Mission Street; Rm. 400
San Francisco, CA 94103

To Whom It May Concern,

The proposal for **350 San Jose Avenue is too big**. The individual units should be scaled down in square footage. The back of the building should be shorter and have NO NEGATIVE IMPACTS on Juri Commons Park. Juri Commons is the only green space within blocks of here.

The new owners have acted like parasites. They displaced long-term tenants and are trying to get rid of four, rent controlled apartments. Keep the rental units and make the new owner build smaller, affordable apartments; NOT luxury condos!

Gregory Clayton
U.S. Army Veteran
gclayt6@gmail.com

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: Building Proposal for 350 San Jose Avenue
Date: Wednesday, September 23, 2020 8:18:38 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Commission Affairs
San Francisco Planning Department
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From: Ann Jastrab <annjastrab@gmail.com>
Sent: Monday, September 21, 2020 12:34 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Subject: Building Proposal for 350 San Jose Avenue

9/21/20

San Francisco Planning Commissioners
SF Planning Department
1650 Mission Street; Suite 400
San Francisco, CA 94103

Dear Planning Commissioners:

The building proposal for 350 San Jose Avenue is too large! Also, the project looks like a complete “tear down” of an 1800’s historic building. Isn’t that illegal?

Their proposal shows large, expensive condo units. I have a good job, but I could never afford to purchase one of these units. They’re too big and too fancy. Also, the current size of the condo proposal would shade 15% of our public park, Juri Commons. The plan doesn’t fit our neighborhood. We need affordable units.

1-Please make the building smaller and make the units smaller (more affordable).

2-Keep the mid-block open space, OPEN!

3-Maintain the rental apartments (that have been there for 50 years).

4-Don’t shade Juri Commons (or our neighbors)!

Thank you,
Ann Jastrab

From:	CPC-Commissions Secretary
To:	Feliciano, Josephine (CPC)
Subject:	FW: Protect Juri Commons and neighborhood housing
Date:	Wednesday, September 23, 2020 8:18:30 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
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From: Anita Kline <kline.anita@gmail.com>
Sent: Monday, September 21, 2020 10:59 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>
Cc: friendsofjuricommons@gmail.com
Subject: Protect Juri Commons and neighborhood housing

Planning Commissioners and Staff:

Juri Commons Park is a cherished place of refuge in our densely-populated neighborhood. Everyone's enjoyment of the park would be grossly diminished by a building that towers over our tiny strip of green space, and even more so by putting in balconies or terraces that would stare

down on everyone’s shared space and create an outrageous amount of noise. ***Our Commons is to be shared in common,*** not commandeered by a speculator who will never have to live alongside the results of this assault on all the neighbors and park-goers here.

Taking out affordable rental housing and putting in condos that are out of reach of working San Franciscans does the opposite of solving the housing crisis. Don’t fall for it. Don’t approve it.

Please protect our neighborhood,
Anita Kline, Neighbor

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: 350-52 San Jose Avenue
Date: Wednesday, September 23, 2020 8:17:53 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
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Direct: 628.652.7600 | www.sfplanning.org
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From: Adda Fleiner <dada37@earthlink.net>
Sent: Sunday, September 20, 2020 10:53 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Subject: RE: 350-52 San Jose Avenue

re: 350-52 San Jose Avenue

Dear San Francisco Planning Commissioners,

Please do not approve this oversized building plan. The building for 350-52 San Jose Avenue is supposed to be 40 feet tall, and our park is only half that wide. There are so many seniors in this neighborhood who rely on the park as our only place to sit and get fresh air and sun.

Besides Juri Commons, the nearest green space is almost a mile away. Too far for many of us to walk.

The construction plans I saw would take away almost all of the sunshine in Juri Commons during the winter months and a great deal of it during the rest of the year. Please don't allow this selfish plan. Approve something more modest and civil.

Sincerely,

Adda Fleiner
San Francisco

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW:
Date: Wednesday, September 23, 2020 8:17:35 AM

Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----
From: Tony Harkins <tony@towerrents.com>
Sent: Saturday, September 19, 2020 5:40 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com
Cc: Tony Harkins <tony@towerrents.com>
Subject:

SF Planning Dept.
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 350 San Jose Ave: #2017-011500390DRP

Dear Commissioners,

I own a rental agency in San Francisco. We all need affordable housing in this city. Taking away rental units and adding big, fancy, condos is only of benefit for the developer and a few new owners and makes the neighborhood and the city less and less affordable. How can you let the new owners of 350 San Jose Avenue remove rental units when there's woefully little affordable housing in this city? Isn't that against the mandates of the SF Planning Department?

This particular real estate developer is known as a bully and is trying to force something on our neighborhood for his own profit.
Please don't let that happen. It's obvious if you stand in Juri Commons and imagine this oversized monstrosity

beside our little park that it's just plain wrong. Stop the harm before it's done.

San Francisco is already one of the most densely populated cities in the country. With all the people who will be working from home during and after COVID. Why create elite residences, destroy rental units, and ruin this neighborhood's peace?

Respectfully,

Tony Harkins
Tower Rents
660 Clipper; Ste. 317
San Francisco

Tony Harkins
Founder & Broker, CCRM
Mobile 415.377.7571
Fax 877.529.6719
Tony@TowerRents.com
TowerRents.com

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 350-52 San Jose
Date:	Wednesday, September 23, 2020 8:17:22 AM
Attachments:	Oppose building project at 350-52 San Jose Avenue, to be built on the backs of tenants.pdf image013.png image014.png image015.png image016.png image017.png image018.png

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From: Marc Norton <nortonsf@ix.netcom.com>
Sent: Saturday, September 19, 2020 7:03 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 350-52 San Jose

Commissioners,

Attached please find a letter opposing the 350-52 project which I put in the mail today.

Thank you for your consideration.

Marc Norton
45-year San Francisco resident

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC)
Subject: FW: Opposition to Development Plan for 350 San Jose Avenue
Date: Wednesday, September 23, 2020 8:16:53 AM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

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From: Kim Shuck <poetkimshuck@gmail.com>
Sent: Friday, September 18, 2020 3:52 PM
To: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Jo Babcock <babcock.jo@gmail.com>; Kitty Costello <kittycostello@earthlink.net>
Subject: Re: Opposition to Development Plan for 350 San Jose Avenue

Members of the SF Planning Department and Concerned People

I am the current Poet Laureate of San Francisco. Having been born and raised in San Francisco has given me a very particular view of how

precious this place has been. San Francisco has been a place where a multicultural population with varied socio-economic status has a had big impact on the culture of the country. Aggressive development and its corrosive effect has been a core issue in my writing and activism since before I became Poet Laureate.

It is a source of despair to see how duplicitous developers can be. They use the language of the housing crisis while creating a worse housing crisis. Working class people need a place to live while risking their lives as essential workers. Housing cannot be all for the wealthy.

These particular developers have acted in bad faith. In reading the record of this particular project it's clear that points were made previously by the Planning Department that the developers not only ignored, but that they expanded upon. This developer is someone to keep an eye on, not to reward.

So many things are changing in our city in ways we can't predict – changes for small business, for large business and for individual lives. It is a time to let caution and care guide us. Do not approve this plan.

Kim Shuck
7th Poet Laureate of San Francisco

From:	Ionin, Jonas (CPC)
To:	Sucre, Richard (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: San Francisco Flower Mart
Date:	Tuesday, September 22, 2020 3:23:07 PM

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

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From: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>
Date: Tuesday, September 22, 2020 at 3:05 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Fwd: San Francisco Flower Mart

I don't see your name

Begin forwarded message:

> **From:** "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>
> **Date:** September 22, 2020 at 3:00:24 PM PDT
> **To:** Kathrin Moore <mooreurban@aol.com>
> **Subject: Fwd: San Francisco Flower Mart**
>
> Kathrin Moore, FAICP Assoc. AIA
> MooreUrban Design
>
> Begin forwarded message:
>
> > **From:** Vance Yoshida <vance@vanceyoshida.com>
> > **Date:** September 22, 2020 at 11:30:16 AM PDT
> > **To:** "Koppel, Joel (CPC)" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)"

<kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Imperial, Theresa (CPC)" <theresa.imperial@sfgov.org>
Cc: "jeanne@sfflowermart.com" <jeanne@sfflowermart.com>, "Grisso, Mike" <MGrisso@kilroyrealty.com>, Brian Liles <brian@jacksonliles.com>, Taylor Jordan <Taylor@lh-pa.com>
Subject: San Francisco Flower Mart

Dear Commission President Koppel, Vice President Moore and Commissioners,

Thank you in advance for your attention to a matter that is schedule to come before the Planning Commission this Thursday, the plan to build a permanent home for the San Francisco Flower Market in Potrero Hill. The plan requires Commission action on the Large Project Authorization and Conditional Use Authorization. In addition, we understand from the email thread below that there is a request for a continuance. The San Francisco Flower Market supports the most recent version of the design and looks forward to moving into the new facility as soon as possible. This new facility will stabilize the Flower Market in what has been a very tumultuous time. While the Flower Market has not attended every meeting with the neighborhood (we keep early hours), we believe the design as currently conceived represents the organization and its venders well.

It was heartening to hear in the e-mail below that there is broad and deep support for the Flower Market in Potrero Hill. This long-term home will provide the Flower Market a wholesale marketplace which functions in a contemporary and forward looking manner, while bringing a vibrant marketplace to Potrero Hill. Locating the SF Flower Market at this site has the added benefit of restoring a historic resource (the former brick office structure), continuing the legacy of PDR at this site, and bringing a much need renovation to the existing degraded metal siding structure.

Through the project team's meetings with the Potrero Boosters, the Boosters Development Committee, and the Dogpatch Neighborhood Association the design has evolved in a number of significant ways. We feel the interaction has been productive and meaningful. The alterations that have been provided as a result of this community engagement are summarized below:

- Development of a comprehensive public realm plan, which examines local precedents, analyzes and capitalizes on the opportunities of the site, and develops a comprehensive set of public realm enhancements, including:
    - 16th Street
        - Planting buffers adjacent to building w/ street trees along the curb
    - 17th Street
        - Planting buffer adjacent to building w/ street trees along the curb
        - Contrasting paving integrated into architectural language at openings and entries with opportunities for historical markers in pavement
        - Provide plantings and specialty paving to highlight entry at historic brick building, but no trees obscuring the historic façade from Texas Street
    - Mississippi Street
        - New protected bike lanes will be provided on each side of the street
        - Bike lanes will be 6.5’ wide with a 2’ buffer between bike and traffic lanes
        - There will be three total traffic lanes
    - Mississippi Street at Market Building
        - Planting strips with integrated trees adjacent to the bike lane
    - Mississippi Street at Garage and corner
        - Planting Strips with integrated trees adjacent to bike lane
        - Pull back the building from the property line edge at the Mississippi and 16th by rounding the corner to provide a physical and visual easing of the corner and a more generous space for pedestrian circulation
        - Provide a corner entry gate at Mississippi and 16th Street to provide access from the corner during special events

- Refinements in garage design to:
    - Provide more color and vitality to the screen
    - Reconfigure corner to provide enhancements at the ground level, pulling the wall back from the corner to afford a curved edge and additional space for pedestrians waiting at the cross walk
    - The curved form of ramp plays off of the language of the neighboring building across 16th Street, providing

complementary design expressions across the street
    - Design participates in developing a family of entries with screen inset from the garage structure and highlighted by the use of accent paving
    - Garage design remains true to the scale of structure and the PDR function of the facility while establishing and reinforcing a clear design expression
    - Discussed the use of the Garage for special events such as a farmer's market, holiday market, craft fair, etc. and the ability to access the event area from a corner entry gate that would be opened during these events

- Activation of the 17th Street design expression:
    - The design enhances the read of the historic brick building, centering it within the 17th Street facade and accenting the historic building as a primary design element
    - The project program has been altered to provide an entry point through the historic building during the public hours of the SF Flower Market
    - The design both activates and modulates the facade, while bringing a human scale to the elevation though the use of translucent glazing panels. These translucent elements 2'6" in width and of varying heights provide rhythm to the elevation, while transmitting from inside to out the internal activity in the form of light and shadow. Further emphasizing the human scale these elements are echoed in bands of accent paving and landscaping which provides a corresponding pattern in the horizontal plane as one walks down 17th Street.
    - Recognizing that while the interior 17th Street portion of the wholesale market is predominately the "back-of-house" area for the wholesale market, and thus provides a number of vital functions necessary for the success of the vendors, it can play a role in reflecting the vibrance and spirit of the market. Color, rhythm, variety, and identity are all keys to the success of the businesses within and are all expressed in the articulation of the facade. This facade provides a lively backdrop for neighborhoods activity, is a visual cue to the vibrancy and beauty contained within, and resets the identity of the building for the function of a new PDR use for the future.
    - Integrates building graphics to play with the meanings and associations within the "San Francisco Wholesale Flower Market". The graphics can be seen as "San Francisco",

"Flower Market" or read from the corner of Mississippi and 17th Street as "San Francisco Wholesale Flower Market"

- Alterations to the Main Entry:
    - Dialogue with the Committee has pushed the main public entry forward significantly. It now incorporates:
        - A large framing element of concrete with a green wall trellis element on each side of the entry. These green walls "frame" both literally and figurative what is within
        - An expanded entrance canopy which will shelter pedestrians and provide overhead lighting at the entry, while acting to integrate the pedestrian and vehicular entries.
        - Develops greenery at the base of the entry both on the building and curb sides
        - Steps to the garage screen to the back of the concrete frame providing ample space for entry functions

    In addition to the revisions and refinements outlined above. A few additional comments might be helpful.

        - The metal building as it exists today is expressed as a single building (which wraps around the brick structure) clad with a uniform expression of basic metal siding with no delineation between sections. The siding has been patched and added to over the years, and as would be expected of a building of this age, and can be generally described as corrugated metal siding with a 1" deep section. This siding has been painted a variety of colors and is in varying states of disrepair. Some of the metal siding is salvageable and some is not. From the interior, there are visibly different construction techniques due to years of alteration and addition, however all portions of the building (with the exception of the brick building) are open to one another as a single interior space and the building has no mezzanines or second story spaces.
        - While direct southern light is ideal for growing flowers, cut flowers and wholesale flower vendors require spaces that do not allow for direct southern sunlight. Direct sunlight causes significant product degradation and loss, which translates directly to loss of product, loss of revenue, and an unnecessary increase in compost volume. The

existing horizontal windows on the south facade are not compatible with the functional use as a wholesale flower market and have been significantly altered from the original building design.

- The loading docks and coiling doors that exist on the 17th Street facade are not compatible with the proposed reuse of the building as a wholesale flower market. The doors and curb cuts for these doors should be removed and replaced with a curb, sidewalk and landscaping, increasing safety and providing an enhanced public realm for pedestrians and bicyclists alike.
- We appreciate that the Committee's sense of appropriate neighborhood precedents aligns with those shown in our most recent presentation (2 of the 3 precedents below were also included in our analysis, however for different reasons). While precedent example each treats the surface of the building in an interesting way and takes advantage of color and graphics, none of these examples are for wholesale marketplace (examples shown include an office, an art gallery, and a small coffee purveyor). None of the precedent examples are of buildings constructed with metal siding (examples are all masonry buildings). Our use of these precedents recognizes the use of color, pattern and graphics to create interest and identity for a building. The design concept is engaged in a recognition of the vitality and spirit expressing the re-use of the building as a Flower Market, an appropriate response to the existing architectural conditions, recognizing the importance of the 17th Street façade with the historic brick building highlighted at the center, and a forward looking design which re-purposes this site for a new PDR use.

We appreciate the ongoing depth and breadth of opinions shared by the Committee and enjoyed the opportunity to engage in this conversation. We believe the design has improved in no small part due to this community input. While there may be some things that the Flower Market cannot offer the community, we believe and strive for it to be one of the most unique spaces open to the public in San Francisco and a highlight for the Potrero Hill neighborhood to enjoy and be proud of.

Vance Yoshida
President
Board of Directors
SAN FRANCISCO FLOWER MART
640 Brannan Street
San Francisco, CA 94107
415.392.7944
415.412.3893 cell

From:	Ionin, Jonas (CPC)
To:	Sucre, Richard (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: Letter of Support for Flower Market Project at 901 16th St.
Date:	Tuesday, September 22, 2020 10:31:39 AM
Attachments:	Letter of Support Kilroy.pdf

Jonas P. Ionin,
Director of Commission Affairs

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From: Desi Danganan <desi@kultivatelabs.org>
Date: Tuesday, September 22, 2020 at 10:29 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>
Subject: Letter of Support for Flower Market Project at 901 16th St.

Attached

Desi Danganan
Executive Director

415-215-4689
desi@kultivatelabs.org

Book an appointment:
https://desi.as.me/

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: *** PRESS RELEASE *** CITY SECURES $45 MILLION IN STATE PROJECT HOMEKEY FUNDING TO ACQUIRE HOTEL FOR HOMELESS HOUSING
Date:	Monday, September 21, 2020 1:44:32 PM
Attachments:	09.21.20 Project Homekey_Permanent Supportive Housing.pdf

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, September 21, 2020 at 1:36 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** CITY SECURES $45 MILLION IN STATE PROJECT HOMEKEY FUNDING TO ACQUIRE HOTEL FOR HOMELESS HOUSING

FOR IMMEDIATE RELEASE:
Monday, September 21, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

*** PRESS RELEASE ***
CITY SECURES $45 MILLION IN STATE PROJECT HOMEKEY FUNDING TO ACQUIRE HOTEL FOR HOMELESS HOUSING

Funding from the State will allow the City to purchase the Granada Hotel for Permanent Supportive Housing, part of the next phase of Mayor Breed's Homelessness Recovery Plan

San Francisco, CA — Today San Francisco was awarded nearly $45 million in capital and operating costs from the State's Project Homekey for the purchase of the Granada Hotel as Permanent Supportive Housing. The San Francisco Department of Homelessness and Supportive Housing and Episcopal Community Services, with support from Supervisor Aaron Peskin, applied for $44.8 million in funding to purchase and refurbish the 232-room Lower Nob Hill hotel. The purchase of the hotel is part of Mayor Breed's Homelessness Recovery Plan, which includes the largest one-time expansion of Permanent Supportive Housing in 20 years.

“We know that housing is the solution to homelessness,” said Mayor Breed. “Throughout this public health crisis, we have provided emergency housing for thousands of unsheltered people but we have also developed a long-term Homelessness Recovery Plan to provide shelter and housing for thousands of people for years to come. Homekey funding will help our transition from response to recovery.”

Governor Newsom made the announcement today at his midday press conference for $236 million in Homekey funding for 20 projects statewide. Homekey, backed by $1.3 billion in newly available and eligible funding through the State budget, will allow for the largest expansion of housing for people experiencing homelessness in recent history, while addressing the continuing health and social service needs of this vulnerable population from the COVID-19 pandemic.

Under the Homekey program, funding will be applied to the purchase and rehabilitation of The Granada Hotel, a 232-unit Single Room Occupancy building at 1000 Sutter Street with vacant units and existing tenants, including low-income senior residents, who are at-risk of potential displacement due to unrestricted rents. The Granada Project will both protect existing tenants at risk of homelessness and create new units of Permanent Supportive Housing for people experiencing chronic homelessness. Supervisor Aaron Peskin pushed for the Granada to be submitted as a Project Homekey applicant.

“My office has been working hard to create permanently affordable housing throughout District 3, and Lower Polk is one neighborhood we’ve spent a lot of time organizing in,” said Supervisor Aaron Peskin. “I proposed the Granada Hotel as a potential City acquisition site so we could preserve 232 units and keep existing tenants in their homes, and I hope the hard work of the past year to flesh out the details will pay off with this fortuitous Homekey Grant opportunity.”

In July, Mayor Breed announced her Homelessness Recovery Plan, with planned investments in the upcoming two-year budget and continued delivery of funded projects and programs, will expand the City’s capacity in the Homelessness Response System. The Homelessness Recovery Plan will make 6,000 placements available for people experiencing homelessness through Coordinated Entry, including 4,500 placements in Permanent Supportive Housing. This includes acquiring or leasing 1,500 new units of Permanent Supportive Housing over the next two years, the largest one-time expansion in the City in 20 years.

“The Mayor and Governor believe that housing is not only the solution to homelessness, but is basic fundamental healthcare,” said Abigail Stewart-Kahn, Interim Director of the Department of Homelessness and Supportive Housing. “It is critical that we provide more housing, shelter, prevention and diversion for those experiencing homeless to realize our goal of not exiting anyone who came inside during this crisis to the street while preventing thousands more from becoming homeless during this pandemic.”

“Increasing our Permanent Supportive Housing portfolio is critical to our efforts to prevent and end homelessness,” said Episcopal Community Services (ECS) Executive Director Beth Stokes. “ECS is proud to partner with the City of San Francisco and State to purchase the Granada Hotel, which will allow us to provide stable housing opportunities for 232 San Franciscans.”

As of July 2020, San Francisco has approximately 8,000 units of Permanent Supportive

Housing that provide permanent homes and services to approximately 10,000 San Franciscans.

###

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 350 San Jose Rent Board Documents
Date:	Monday, September 21, 2020 11:24:28 AM
Attachments:	Rent Board docs.pdf

Jonas P. Ionin,
Director of Commission Affairs

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From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Monday, September 21, 2020 at 10:23 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 350 San Jose Rent Board Documents

Jonas,
Please forward these documents to the Planning Commissioners. These are additional documents obtained from the Rent Board regarding tenants at 350 San Jose.
Thanks
David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335

From: CPC-Commissions Secretary
To: [redacted]
Subject: FW: 350-352 San Jose Avenue #2017-010539DRP
Date: Friday, September 18, 2020 11:31:05 AM
Attachments: [redacted]

Commission Affairs
San Francisco Planning Department
DUE TO COVID-19, EMAIL ADDRESS AND PHONE NUMBER AS OF AUGUST 10
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: SchuT <schuttstitt@sbcglobal.net>
Sent: Friday, September 18, 2020 9:30 AM
To: Wireback, David (CPC) <david.wireback@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Rich Hillis <rich@flortmason.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>
Subject: Fwd: 350-352 San Jose Avenue #2017-010539DRP

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

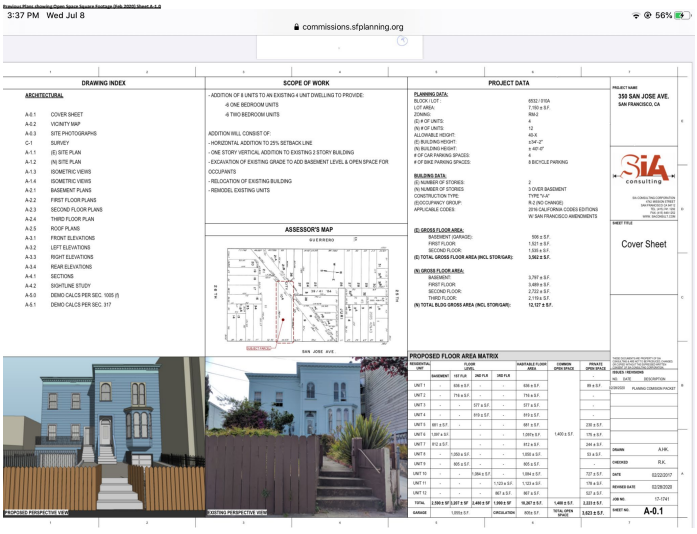
Dear Mr. Winslow and Commissioners,
Attached are my comments from six months ago for the previous hearing that was continued.
This is a very unique property on a special site, adjacent to and visible from historic Juri Commons.
My original comment below from last March about the design on the rear is still valid and certainly the DR Requestor's all have sound arguments.
Please add this whole email letter to the packet as I did not see my March comments included.
Also note the earlier comments in my March email below which I have now put in **bold** concerning the rear facade and the decks overlooking historic Juri Commons and the Common Open Space which has actually increased by 120 square feet according to Sheet A-0.1 and the private open space which also appears to have increased by a similar amount on the latest plans dated September 2020. (and when I wrote back in a March I thought the zoning was RM-1, but I was mistaken as it is RM-2 which requires even less private as well as less common open space per unit).
Also I totally here are a couple of new guests about tenants and the Demo Calcs.
They are as follows:
Tenants
The stories heard in testimony from the public about the displaced tenants are very distressing, particularly about the woman who died. When I took photos of the site last March, I met a young man who was coming out of the front door. I asked him if he lived there and what was he going to do once the work began? He shrugged his shoulders and said he did not know. I asked him if the unit he lived in was nice and he confirmed that it was.
Demo Calcs
Based on the Calcs printed on the plans submitted by the Project Sponsor and reviewed by the Staff, even if the Calcs had been adjusted twice since 2009 as allowed by Section 317 (b) (2) (D) they would still not exceed the threshold allowed by any adjustment.
However my question is has the lifting of the project to move it towards San Jose Avenue been fully analyzed in light of Staff's own revision in the June 2020 Code Implementation Document?
And can it be confirmed that when this entire structure is moved forward over 15 feet it will not be several feet higher (raised) than it is currently when placed back upon the new foundation? Or here's one that the project is ultimately raised a foot or two what impact would this have on the Demo Calcs?
And again please re-read my comments about the rear decks overlooking Juri Commons and the Open Space Requirements in this new email and the March email below. The decks can be reduced and the egregious (large glass sliding doors) can be redesigned to better comply with the Code for this historic property and historic site.
Thank you and take care.
Georgia Schuttish
Sent from my iPad

Begin forwarded message:

> **From:** SchuT <schuttstitt@sbcglobal.net>
> **Date:** July 8, 2020 at 5:05:16 PM PDT
> **To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, Deland.chan@sfgov.org, Frank Fung <frank.fung@sfgov.org>, sue.diamond@sfgov.org, Millicent Johnson <millicent.johnson@sfgov.org>, theresa.imperial@sfgov.org
> **Cc:** "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, jonas.ionin@sfgov.org, jonas.ionin@sfgov.org
> **Subject: 350-352 San Jose Avenue #2017-010539DRP**
>
> Dear Commissioners,
> Hope all is well and you are all staying safe.
> Below is a photo of the rear of this 4-rated building as it currently exists from Juri Commons. There is also a screenshot of the cover sheet from the plans for the project.
> **The rear yard will contain 1,400 square feet of common open space which is about 117 square feet of backyard for each of the 12 units.**
> **This almost meets the Code for each unit to the RM-1 but (currently shown) the 6 of the decks on the rear can be reduced in size to be Code compliant.**
> **The other reason the decks can and should be reduced is that they will be very visible from the street (Juri Commons which itself is an historic right-of-way) and the decks as proposed do not comply with the description of building components as listed on page 52 of the Residential Design Guidelines, Chapter VII, "Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit", where it says:**
> **"Avoid putting materials or features that are not historically found on the building."**
> **That sounds like rear decks with sliding glass doors and metal railings which is what is proposed and definitely "were not historically found on the building".**
> **The rear of this project should be redesigned to look more reminiscent of the typical residential buildings from this era, with porches with real back doors and simple windows, particularly since the rear is visible from a public right-of-way.**
> Thank you and take good care
> ** This is in error and the Zoning is RM-2, and is corrected in the current email above.*
>
> Sincerely,
> Georgia Schuttish
> P.S. Also if you can, please consider requesting a follow-up report within 6 months of the CFC on the occupancy and tenure of the completed project to get info on the outcome of this densification. Thanks.

Current View of Rear of Structure from Juri Commons (photo taken Mar. 2020)

Previous Plans showing Open Space Square Footage (Feb. 2020) Sheet A-0.0



Current Plans showing Open Space Square Footage (Sept 2020) Sheet A-0.0

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SCOPE OF WORK

- ADDITION OF 9 UNITS TO AN EXISTING 4 UNIT DWELLING TO PROVIDE:
  - 6 - ONE BEDROOM UNITS + 1 TWO-BEDROOM ADU
  - 6 - TWO BEDROOM UNITS

ADDITION WILL CONSIST OF:

- HORIZONTAL ADDITION
- ONE-STORY VERTICAL ADDITION TO EXISTING TWO-STORY BUILDING
- EXCAVATION OF EXISTING GRADE TO ADD BASEMENT LEVEL & OPEN SPACE FOR OCCUPANTS
- RELOCATION OF EXISTING BUILDING TO 15' FRONT SETBACK LINE
- REMODEL EXISTING UNITS

ASSESSOR'S MAP

PROJECT DATA

PLANNING DATA:

BLOCK / LOT :	6532 / 019A
LOT AREA:	7,150 ± S.F.
ZONING:	RM-2
(E) # OF UNITS:	4
(N) # OF UNITS:	10 + 1 ADU
ALLOWABLE HEIGHT:	40-X
(E) BUILDING HEIGHT:	±34'-0"
(N) BUILDING HEIGHT:	± 40'-0"
# OF CAR PARKING SPACES:	0
# OF BIKE PARKING SPACES:	9 BICYCLE PARKING

BUILDING DATA:

(E) NUMBER OF STORIES:	2
(N) NUMBER OF STORIES	3 OVER BASEMENT
CONSTRUCTION TYPE:	TYPE "V-SP"
(E)OCCUPANCY GROUP:	R-2 (NO CHANGE)
APPLICABLE CODES:	2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

(E) GROSS FLOOR AREA:

BASEMENT (GARAGE):	936 ± S.F.
FIRST FLOOR:	1,521 ± S.F.
SECOND FLOOR:	1,535 ± S.F.
(E) TOTAL GROSS FLOOR AREA (INCL. STOR/GAR):	**3,992 ± S.F.**

(N) GROSS FLOOR AREA:

BASEMENT:	3,825 ± S.F.
FIRST FLOOR:	3,641 ± S.F.
SECOND FLOOR:	2,722 ± S.F.
THIRD FLOOR	2,046 ± S.F.
(N) TOTAL BLDG GROSS AREA (INCL. STOR/GAR):	**12,234 ± S.F.**


PROPOSED PERSPECTIVE VIEW


EXISTING PERSPECTIVE VIEW

PROPOSED FLOOR AREA MATRIX

RESIDENTIAL UNIT	FLOOR LEVEL				HABITABLE FLOOR AREA	COMMON OPEN SPACE	PRIVATE OPEN SPACE
	BASEMENT	1ST FLR	2ND FLR	3RD FLR			
ADU	1,043 ± S.F.	-	-	-	1,043 ± S.F.		104 ± S.F.
UNIT 1	-	636 ± S.F.	-	-	636 ± S.F.		64 ± S.F.
UNIT 2	-	716 ± S.F.	-	-	716 ± S.F.		-
UNIT 3	-	-	577 ± S.F.	-	577 ± S.F.		-
UNIT 4	-	-	919 ± S.F.	-	919 ± S.F.		-
UNIT 5	691 ± S.F.	-	-	-	691 ± S.F.		190 ± S.F.
UNIT 6	1,119 ± S.F.		-	-	1,119± S.F.	1,525 ± S.F.	156 ± S.F.
UNIT 7	759 ± S.F.		-	-	759 ± S.F.		241 ± S.F.
UNIT 8	-	1,139 ± S.F.	-	-	1,139 ± S.F.		97 ± S.F.
UNIT 9	-	798 ± S.F.	-	-	798 ± S.F.		-
UNIT 10	-	-	1,094 ± S.F.		1,094 ± S.F.		763 ± S.F.
UNIT 11	-	-	-	1,050 ± S.F.	1,050 ± S.F.		205 ± S.F.
UNIT 12	-	-	-	997 ± S.F.	997 ± S.F.		527 ± S.F.
TOTAL	1,809 ± S.F.	3,288 ± S.F.	2,480 ± S.F.	1,917 ± S.F.	11,264 ± S.F.	1,525 ± S.F.	2,376 ± S.F.
GARAGE	-	-	-	CIRCULATION	995 ± S.F.	TOTAL OPEN SPACE	3,900 @ S.F.

PROJECT NAME
350 SAN JOSE AVE.
SAN FRANCISCO, CA

SiA consulting

SIA CONSULTING CORPORATION
816 MISSION STREET
SAN FRANCISCO, CA 94103
TEL (415) 541 1892
WWW.SIACONSULT.COM

SHEET TITLE
Cover Sheet

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	A.A.
CHECKED	R.K.
DATE	02/23/2017
REVISED DATE	09/17/2020
JOB NO.	17-1761
SHEET NO.	A-0.1

PROJECT NAME
350 SAN JOSE AVE.
SAN FRANCISCO, CA

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: 24 Rosewood request from Dr requestor for continuance
Date:	Friday, September 18, 2020 9:39:34 AM
Attachments:	Rosewood24-- Letter to the Planning Commission re continuance.pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are available via e-mail, and the Commissions are convening remotely. Find more information on our services here.

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Friday, September 18, 2020 at 9:22 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: 24 Rosewood request from Dr requestor for continuance

Jonas,
Please forward this letter to the commissioners requesting a continuance.
Thanks.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES TIMELINE AND FRAMEWORK FOR REOPENING INDOOR DINING IN SAN FRANCISCO
Date:	Friday, September 18, 2020 9:37:50 AM
Attachments:	09.18.20 Reopening Update_Indoor Dining.pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
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San Francisco, CA 94103
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San Francisco Property Information Map

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, September 18, 2020 at 8:28 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES TIMELINE AND FRAMEWORK FOR REOPENING INDOOR DINING IN SAN FRANCISCO

FOR IMMEDIATE RELEASE:
Friday, September 18, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

*** PRESS RELEASE ***
MAYOR LONDON BREED ANNOUNCES TIMELINE AND FRAMEWORK FOR REOPENING INDOOR DINING IN SAN FRANCISCO

San Francisco is working with the local restaurant industry to develop a standardized health and safety plan and protocols to help restaurants prepare for reopening

San Francisco, CA — Mayor London N. Breed, Dr. Grant Colfax, Director of Health, and Assessor-Recorder Carmen Chu, co-Chair of the City's Economic Recovery Task Force, today announced San Francisco's plan for reopening indoor dining. San Francisco will move forward with indoor dining at 25% capacity, up to 100 people, once classified as "orange" on the State's tiered system, which will occur no sooner than the end of the month. The San Francisco Department of Public Health is developing health and safety guidelines in coordination with the local restaurant industry in order to prepare restaurants for the safest reopening possible.

“Restaurants have been hit hard by COVID-19. Many have adapted with takeout and outdoor dining, but they’ve still been barely hanging on and, sadly, some have closed for good,” said Mayor Breed. “We are laying out the next steps to make sure restaurants are ready to reopen as safely as possible. I want to thank the Golden Gate Restaurant Association for working with us to get to this point. Helping our restaurant industry survive this pandemic is a key part of our longer-term economic recovery.”

San Francisco is currently assigned to the State’s “red” tier, which provides the City the discretion to move forward with reopening some activities and services, including indoor salons and gyms. While San Francisco recognizes the State’s thresholds, the City will continue on a reopening path based on its local health indicators and unique challenges and successes of our local reopening. Based on the State’s tiered system, the earliest that San Francisco will move to the less restrictive “orange” tier is at the end of September. However, if local COVID-19 cases and hospitalizations do not remain stable, San Francisco may not meet the criteria of the orange tier and will remain in the red tier.

“We appreciate our vibrant restaurant community’s sacrifice throughout this pandemic, and we want to thank them for their cooperation and patience that has brought us to this point,” said Dr. Colfax. “While health officials continue to monitor the virus, we also need San Franciscans to continue practicing the health and safety precautions needed for us to reopen our city gradually.”

The City is working with the Golden Gate Restaurant Association to develop a self-certification process for reopening indoor dining in San Francisco. This process will provide restaurants the information and tools they need to prepare to safely reopen indoor dining with limited capacity and other modifications in place. Before restaurants can reopen, they will need to complete a self-certification documenting their ability to comply with minimum standards for operating indoor dining in San Francisco.

“Our measured approach to reopening is grounded in science and facts, and science clearly tells us that indoor activities come with additional risk,” said Dr. Tomás Aragón. “We must work with the restaurants and business owners to implement strong safety protocols that help mitigate this additional risk and protect the safety of our employees, customers, and the community.”

“I grew up waiting tables at my parent’s family restaurant. Knowing first-hand what it takes to keep a business going, it’s been my priority to find pathways for businesses to reopen and stay in San Francisco,” said Assessor Carmen Chu, Co-Chair of the Economic Recovery Task Force. “The next step will be to work in the coming week with public health and restaurants to ensure we have clear guidelines for how we can more safely operate indoors for workers and customers.”

“Today’s announcement brings hope to our San Francisco restaurants and the thousands of workers who need these jobs,” said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. “The past six months have caused so much pain and financial hardship for many. Having a clear and safe path to move forward with indoor dining, even at a limited capacity, will mean restaurants have the chance to reopen and/or see a way to not have to close. We thank the Mayor and her staff, and Dr. Aragón and Dr. Colfax for working with us to make this possible.”

"For restaurants on Larkin Street in Little Saigon, the news that we may be able to begin reopening indoors again in weeks rather than months is really hopeful," said Rene Colorado, Executive Director of the Tenderloin Merchants Association. "Outdoor dining has been important but it's not enough alone, especially as we approach the wetter, colder months. Today's news offers some hope there really may be a light at the end of the tunnel."

"We're very happy Mayor Breed is being proactive in helping small businesses by listening to them and taking action," said Small Business Commissioner William Ortiz-Cartagena. "Restaurants are telling us what they need and reopening indoors is the next step to saving these businesses and all the jobs they support. We commend the Mayor and appreciate her for standing with us and all our small businesses in these challenging times."

"It's great to hear that we will be allowed to have indoor dining again, especially after having to close our busting dining room on Larkin Street in Little Saigon for six months," said Thao Pham, owner of Turtle Tower Restaurant. "We are very excited to welcome guests back into our restaurant and its helpful to have more notice this time, so we can begin planning how best to do so responsibly and safely."

Reopening Next Week

In-classroom learning with limited capacity for TK-6th grade will begin to resume September 21st for schools that have submitted a safety plan and have received approval. Indoor museums and galleries may submit health and safety plans this week and will be able to open as early as Monday, September 21st. Additionally, San Francisco continues to evaluate ways to bring other activities, including indoor movies, bars, nightlife, and offices back safely.

Prior Reopening

Earlier this week, San Francisco's reopening continued with additional outdoor and indoor activities. The businesses and services that resumed indoors with limited capacity include hair salons, barber shops, massage services, nail salons, gyms and fitness centers. Only those services where face coverings can be worn at all times by everyone involved will reopen at this time. Hotels, outdoor family entertainment centers, drive-in entertainment such as outdoor movies, and outdoor tour buses and boats also reopened on Monday under rules for outdoor gatherings.

The reopening of businesses and activities will increase travel and interaction throughout the city, which means increasing community spread of the virus and an increase in cases. Public health officials will regularly assess the Key Public Health Indicators, particularly new positive case counts and hospitalizations to ensure San Francisco has the necessary resources available for those that are infected.

San Francisco's reopening plan is available online at SF.gov/reopening. Reopening is dependent upon San Francisco's Health indicators remaining stable or improving, and the plan is subject to change. All San Franciscans must do their part to limit the spread of COVID-19, including face masking, social distancing and handwashing.

###

From:	Ionin, Jonas (CPC)
Cc:	Feliciano, Josephine (CPC)
Subject:	FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING OF FIRST 100% AFFORDABLE HOUSING COMPLEX ON TREASURE ISLAND
Date:	Friday, September 18, 2020 9:37:40 AM
Attachments:	09.18.20 Maceo May Groundbreaking.pdf

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
San Francisco Property Information Map

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, September 18, 2020 at 9:31 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING OF FIRST 100% AFFORDABLE HOUSING COMPLEX ON TREASURE ISLAND

FOR IMMEDIATE RELEASE:
Friday, September 18, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

*** PRESS RELEASE ***
MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING OF FIRST 100% AFFORDABLE HOUSING COMPLEX ON TREASURE ISLAND

Maceo May Apartments -- part of 8,000 new homes under development on Treasure Island -- will provide housing for 104 homeless and formerly homeless veterans once complete

San Francisco, CA — Mayor London N. Breed today announced the groundbreaking of the Maceo May Apartment complex, which will provide 100% affordable housing for 104 formerly homeless veterans on Treasure Island. The redevelopment of Treasure Island will ultimately include 8,000 new homes, over 27% of which will be affordable, 550,000 square feet of retail and commercial space, 300 hotel rooms, and 290 acres of public open space. "The vision for a revitalized Treasure Island is to create an equitable and thriving new community that serves the needs of people at all income levels," said Mayor Breed. "I'm glad we're able to move this project move forward even with all the current challenges we're

experiencing with COVID-19. It's crucial that we continue to build safe, affordable places to live for our most vulnerable residents."

The 104-unit Maceo May Apartment complex is co-developed by Swords to Plowshares (STP) and the Chinatown Community Development Center (Chinatown CDC), with 39 of the total units set aside for formerly homeless veterans currently living on Treasure Island and the remaining 65 units for currently homeless veterans. The Maceo May Apartment project is one of up to 20 buildings that will be 100 percent affordable on Treasure Island. Of the 8,000 units on Treasure Island, 2,176 will be affordable.

STP supports nearly 3,000 homeless, low-income and at-risk veterans in the Bay Area every year through employment and job training, supportive housing programs, permanent housing placement, counseling and case management, and legal services. Chinatown CDC serves as neighborhood advocates, organizers and planners, and as developers and managers of affordable housing in San Francisco.

The new apartment building is named in recognition of the dedication and advocacy of Maceo May, a Vietnam War veteran who worked at STP for 12 years and subsequently served as a board member for 14 years, until his passing in 2014. May's advocacy played a crucial role in ensuring homeless veterans would be recognized and served on Treasure Island.

"The groundbreaking of Maceo May is a huge milestone in Treasure Island's redevelopment that will provide critical replacement units for current residents, and house additional formerly homeless and low-income veterans," said Supervisor Matt Haney. "The Island is one the most diverse communities in San Francisco, and it's fitting that it will be home to this project."

"Having a home is a critical way to end poverty among veterans, and to restore hope, dignity and self-sufficiency," said Michael Blecker, Executive Director, Swords to Plowshares. "This housing site, in memory of our first-ever Housing Director Maceo May, is critical to overcoming obstacles some veterans face."

"This project is a step towards ending homelessness in San Francisco, and it will build community along the way through its commitment to hiring veterans during the construction process," said Malcolm Yeung, Executive Director, Chinatown CDC.

Mike Bartell, who served in the United States Marine Corps from 1969-1973 and currently lives on Treasure Island, will be moving into a Maceo May apartment when the structure is completed in 2022. "Having housing on Treasure Island has provided a brand-new life for me. After being homeless for five years, it feels great to now have a home and a new community on a former military base," he said.

The six-story modular construction building, designed by Mithun, includes studios, one-bedroom, and two-bedroom units with spaces designed to serve veterans. Current plans include a meal program and common open space with a forested "healing garden," playground, solar-powered community room and other amenities.

Maceo May is being constructed upon infrastructure built by Treasure Island Community Development (TICD), the master developer responsible for all utilities, site improvements, and other public facilities on Treasure Island. In addition to producing new, state-of-the-art infrastructure, TICD will oversee the development of nearly 6,000 market rate housing units.

TICD's first new residential project on adjacent Yerba Buena Island will be completed in 2021.
The construction team for the Maceo May project will include several contractors and suppliers that are certified Disabled Veteran Business Enterprises. Veterans participating in a construction job training program developed by One Treasure Island (One TI) are also being hired to build Maceo May Apartments.

"This program provides pathways from poverty to lasting financial self-sufficiency and progress," said Sherry Williams, Executive Director, One Treasure Island.

One TI is a collaboration of community-based nonprofit organizations, including Swords to Plowshares and Chinatown CDC, overseeing affordable housing and economic development opportunities for formerly homeless and low-income San Franciscans. The training program culminates in real jobs hires by EcoBay Services and by other construction industry contractors.

"The timing of this training program was amazing," said Neil Putzer, a 22-year old Navy veteran, who completed One TI's construction training program and will be working for San Francisco-based Cahill Contractors on the Maceo May project. "I left the Navy right before the COVID crisis, so I feel lucky that I went through the job training through Swords to Plowshares, which led to a great paying job in the construction industry."

In May, Mayor Breed announced a $43.7 million construction loan that allowed the $75 million project to move ahead. Maceo May Apartments financing support comes from the Mayor's Office of Housing and Community Development, TIDA, the State of California Veterans Housing and Homelessness Prevention Program, Raymond James, Silicon Valley Bank, and the California Community Reinvestment Corporation. Operating subsidies will be delivered through the City's Department of Homelessness and Supportive Housing Continuum of Care program and the US Department of Housing and Urban Development's Veterans Affairs Supportive Housing program.

Community Driven Partners
Founded in 1994, One Treasure Island's charter was to ensure that supportive housing and employment programs for formerly homeless households were an integral component of the reuse plan. Maceo May was One TI's first Board President. Since 1999 both market rate and formerly homeless households have been living in former Navy housing on an interim basis. Well over 10,000 homeless and low-income San Franciscans have been served on Treasure Island in housing, employment and financial services provided by One TI and its members, including Swords to Plowshares and Chinatown Community Development Center who are co-developers of Maceo May Apartments. Other One TI members include Catholic Charities, Community Housing Partnership, Mercy Housing California, Health Right360, Rubicon Programs, and Toolworks.

Historic Treasure Island
Treasure Island was activated as a United States Naval Base in 1940 and played a substantial role in World War II and the Korean War. In 1993, the Federal Government placed the Treasure Island Naval Station on its Base Realignment and Closure list and it was formally decommissioned in 1997. In 1994, the City began to conduct hearings and community meetings that informed the redevelopment plan that will result in a new San Francisco neighborhood incorporating residents of various socio-economic backgrounds. The Treasure

Island Development Authority was also formed in 1997 as a non-profit, public benefit agency dedicated to the economic development of the former Naval Station and the administration of municipal services.

###

From:	CPC-Commissions Secretary
Cc:	Feliciano, Josephine (CPC); Sanchez, Diego (CPC)
Subject:	FW: ILO prohibitions
Date:	Friday, September 18, 2020 8:23:02 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png

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Commission Affairs
San Francisco Planning Department
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

From: Nancy Kohn Hsieh <nkohnhsieh@gmail.com>
Sent: Thursday, September 17, 2020 4:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: ILO prohibitions

Hello,

I'm emailing to this address in your department so that you will forward it to the appropriate person/people.

I just found out about the Board of Supervisor and Mayor approved change to the Planning Code and creation of an Intermediate Length Occupancy ILO category in the city.

From searching the web, it looks like buildings with 1-3 units are prohibited from renting out to ILO tenants. I am very angry about this. Properties with 1-3 units are probably much more likely owned by individuals not corporations. You are punishing the wrong group of people.

We plan to build an ADU in our single family home and then have my sister stay in the ADU during the harsh Toronto winters - or any other time actually - and rent it out for mid-length (ILO) when shes not there. It seems like we won't be "allowed" to do this.

Am I correct? That we won't be "allowed" to do this?

This is the family home we grew up in. My sister should be able to stay there when she wants to and we should be able to recoup some costs by renting to students, professors, and others with shorter term needs to reside in the city.

I look forward to a response. Thank you.

Sincerely,
Nancy

Nancy Kohn Hsieh, MSW
mobile **510-932-8400**

Sent from my iPhone

From: CPC-Commissions Secretary
To: Feliciano, Josephine (CPC); Foster, Nicholas (CPC)
Subject: FW: 717 California Street (2019-02101CUA)
Date: Thursday, September 17, 2020 4:01:19 PM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

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San Francisco Planning Department
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From: Raquel Redondiez <raquel@somapilipinas.org>
Sent: Thursday, September 17, 2020 10:27 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; susan.diamond@sfgov.org; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Rich Hillis <richhillissf@gmail.com>
Cc: David Woo <david@somapilipinas.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 717 California Street (2019-02101CUA)

Dear President Koppel and Commissioners,

SOMA Pilipinas opposes the CUA Application for 717 California Street. We stand in solidarity with the concerns of our community allies in Chinatown regarding the encroachment of larger office uses into Chinatown. We ask the Commission to follow Planning Code Section 810 which outlines the Chinatown Community Business District, and explicitly states “The size of individual professional or business office use

is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district."

In the South of Market we are all too familiar with the "spilling over" of office uses from the financial district, and the tremendous negative impacts that such spill over causes for our community. Illegal use of space, as is the case of 717 California Street, is also a very familiar occurrence in the South of Market. The Planning Commission must uphold community based planning, and respect the balance of existing uses especially as they are spelled out in the Planning Code.

We again ask that the Commission deny the CUA Application for this project.

Thank you,

Raquel Redondiez
Director, SOMA Pilipinas

--
Raquel R. Redondiez
SOMA Pilipinas Director
Filipino Cultural Heritage District
Filipino-American Development Foundation

From: SooHoo, Candace (CPC)
Cc: aaron.hyland.hpc; Alec Tobin - Former 2019 Intern; Anna Driscoll, SFMTA Intern; Bintliff, Jacob (BOS); Bishop, Melanie (CPC); Black, Kate (CPC); Bukowski, Kenneth (ADM); Byrne, Peter (CPC); Chan, Deland (CPC); Chris Thomas - EP; Chui, Samuel (DPW); Contreras, Andrea (MTA); CTYPLN - CITY PLANNING EVERYONE; dianematsuda; Foley, Chris (CPC); Fung, Frank (CPC); Gallegos, Jason (MTA); Gordon, Rachel (DPW); Hamilton, Jeff (ADM); Helen Pierson - Former 2019 Intern; Imperial, Theresa (CPC); Johnson, Milicent (CPC); Pearlman, Jonathan (CPC); Jones, Sarah (MTA); Koppel, Joel (CPC); Lisa Chen; Magary, Kerstin (MTA); Margaret Yuen; Marta Polovin - SFMTA Intern; McCarthy, Shannon - Intern; Melgar, Myrna (CPC); Michael, Kristin (MTA); Moore, Kathrin (CPC); Munowitch, Monica (MTA); Paine, Carli (MTA); Rabalais, Rafe (MTA); RSEJohns; Sheeter, Daniel (MTA); So, Lydia (CPC); Steve Wertheim; Victor Tran - Former 2019 Intern; Wheeler, Frank (MTA)
Subject: The Click List - 9/17
Date: Thursday, September 17, 2020 9:20:40 AM

September 17, 2020

City Hopes to Convert Granada Hotel to Supportive Housing

SF Examiner

San Francisco is moving to turn a Lower Nob Hill hotel into permanent supportive housing using a rare state grant that could yield up to $45 million.

Supervisor Aaron Peskin introduced a resolution on Tuesday to authorize the Department of Homelessness and Supportive Housing to execute an agreement to buy the Granada Hotel for supportive housing. The grant would come from California's $600 million HomeKey program to buy and rehab housing.

Residents of the 232-unit single-room-occupancy building on Sutter Street, many of them seniors, sounded the alarm when the building was sold last year, fearing they were at risk of displacement. Their concern led Peskin to seek a potential city acquisition, which the grant would make possible.

"Ultimately the fortuitous Homekey offer only drew 20 applications in the Bay Area — including one here in San Francisco, which I am proud to say is in my district and a site that our office has been working to preserve for over a year," Peskin said Tuesday. "That hard work and investment on the front end has paid off in this application today — we were ready."

The grant is being sought on behalf of Episcopal Community Services, which would buy the building from the current owner. The City would commit up to $23 million over five years for operational subsidies as part of the required local match, delivered to Episcopal Community Services.

SF Could Ban 'No-Faulty' Evictions Through March 2021 (full article provided below)
SF Business Times
Legislation introduced Tuesday seeks to bar so-called no-fault evictions — such as when a landlord wants to move into a unit — through March 31, 2021, as thousands of San Franciscans continue to struggle with unemployment and hardship during the Covid-19 pandemic.

The legislation builds on an order issued in April by Mayor London Breed that bans no-fault evictions for as long as the city's state of emergency declaration is active. Breed has also issued a temporary moratorium on pandemic-related evictions that is due to expire on Sept. 30.

District 5 Supervisor Dean Preston, a former tenants rights attorney who is spearheading the new legislation, said in a statement that "no one should lose their home during a pandemic."

No-fault evictions include legal evictions such as owner move-in (OMI), capital improvement and demolition evictions. Under current law, tenants facing these circumstances are eligible for relocation payments and cannot be displaced until the term of their lease expires.

An annual report on evictions released by the Rent Board in August shows 1,442 eviction notices were filed between March 1, 2019, and Feb. 29, 2020, down 9% from the previous year. A total of 88 of the notices were filed of nonpayment of rent, 87 for capital improvements and 107 for Ellis Act evictions, down from 154 in the previous year.

Legislation passed permanently bans evictions for nonpayment of rent during the city's state of emergency declaration, but tenant advocates say that vulnerable renters are still at risk of losing their homes if a landlord chooses to pursue legal avenues such as moving into a unit previously occupied by their tenant.

"We have been fighting to protect tenants against evictions from unnecessary repairs," said Brad Hirn, a tenant organizer with the Housing Rights Committee. "Taking 'no fault' evictions like these off the table is crucial to making sure tenants have secure and stable homes throughout and after the pandemic."

At the state level, Gov. Gavin Newsroom has signed AB 3088, which protects tenants from eviction for nonpayment of rent due to the pandemic for the period between March 31 and Aug. 31.

Starting in September, tenants who pay at least 25% of rents due for that period of time are eligible for continued eviction protections through March 1. The new law, which was spearheaded by Assemblymember David Chiu, also comes with foreclosure protection for landlords.

"As we work at the state level to protect struggling renters across California from eviction during the pandemic, I am glad to see San Francisco exercise its authority to push for stronger

local protections in line with the parameters and intent of AB 3088," said Chiu. "Other cities in California can look to this proposal as an example of how to give renters greater protections in accordance with state law."