SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

AUGUST 2, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name:	**2017 State Housing Legislation Briefing**
Requested by:	San Francisco Planning Commission
Staff Contact:	James Pappas, Policy Planner- (415) 575-9053
	james.pappas@sfgov.org
Reviewed by:	AnMarie Rodgers, Senior Policy Advisor

BACKGROUND

The current California legislative session includes a large number of housing- related bills. The City Planning Commission (Commission) requested a hearing for May 11th, 2017 to better understand how these bills might impact housing policy and land use. The Planning Department (Department) prepared the original version of this memo for the presentation to the Commission at that hearing. Due to changes in the content of the bills and recent votes in both legislative houses, the Department has decided to update this memo to help Commissioners and the public with tracking the bills' potential impacts.

The proposed bills address the state's housing crisis in varied ways including housing funding, housing approvals, and data collection. The Department has chosen to focus on bills related to the work of the Commission in three broad areas: 1) Ensuring Housing Production, 2) Housing Data Reporting, and 3) Inclusionary Housing and Rent Control. Given the large volume of housing-related legislation this report focuses on bills that we think could have significant impacts on housing and land use planning statewide and in San Francisco. The Mayor's Office of Housing and Community Development (MOHCD) may provide an update on the content of the fiscally-oriented housing bills at a later time.

LEGISLATIVE STEPS

Please note that the State Senate and Assembly are currently on summer recess. No changes can occur to the bills until after the state legislature reconvenes on August 21st. In July, Governor Jerry Brown and legislative leaders announced that they were postponing a vote on a package of bills until congress is reconvened in August.[1] A joint statement issued by Governor Edmund G. Brown Jr., Senate President pro Tempore Kevin de León and Assembly Speaker Anthony Rendon said:

[1] Dillon, Liam. "Governor Jerry Brown, California legislative leaders commit to push an affordable housing plan next month", Los Angeles Times, July 17, 2017. Retrieved on August 1, 2017 from: http://www.latimes.com/politics/essential/la-pol-ca-essential-politics-updates-governor-legislative-leaders-commit-to-1500335008-htmlstory.html

"Astronomical housing costs are straining family budgets and stressing employees who can't afford to live where they work. That's unacceptable, and it's why the affordable housing crisis has been one of our top priorities.

"The package of legislation we are all working on will help ensure Californians won't have to pay an arm and a leg to have a roof over their head. It will include a general obligation bond, a permanent funding source for affordable housing and regulatory reform. This comprehensive approach does what's long been needed in California – build new homes and improve access to housing. We look forward to finalizing this package upon return from summer recess.[2]"

The specific bills contained in the package have not yet been disclosed.

BILL SUMMARIES

This report reviews proposed housing bills as grouped into three categories: 1) Ensuring Housing Production; 2) Housing Data Reporting; and 3) Inclusionary Housing and Rent Control.

1. Ensuring Housing Production

SB 35, introduced by Senator Scott Weiner, would provide streamlining of housing approvals during a housing shortage. The bill would require cities to report annually to the state on housing approvals and production including data on affordability, tenure type, and progress toward meeting regional housing needs assessment (RHNA) targets. The bill would require the state Department of Housing and Community Development (HCD) to track performance on housing approvals and production over reporting periods covering the first and second halves of the eight year RHNA cycle. A jurisdiction that has not met RHNA goals over a reporting period would be required over the next reporting period to offer a streamlined, ministerial approval process that would not be subject to conditional use permits if developments meet certain criteria:

- In jurisdictions that have not met RHNA goals for above-moderate income housing approvals in the prior reporting period, all code-complying housing developments would be streamlined. Developments with over 10 units would need to meet local inclusionary affordable housing requirements or, if there is no local requirement, make 10% of units affordable for Low Income households earning 80% of Area Median Income (AMI). San Francisco appears has met RHNA goals for above moderate income housing in recent RHNA reporting periods. For this reason, staff anticipates that above-moderate housing projects would not be streamlined in San Francisco.
- In jurisdictions that have not met RHNA goals for production of housing affordable to Low Income households in the prior reporting period, code-complying developments with 50% or more of units affordable to Low income households would be streamlined. San Francisco generally has not been able to meet RHNA goals for this income category. For this reason, staff anticipates that these below-market-rate housing projects would be streamlined in San Francisco.

[2] Governor Edmund G. Brown Jr., Senate President pro Tempore Kevin de León and Assembly Speaker Anthony Rendon. "Governor Brown, Senate President pro Tempore and Assembly Speaker Issue Statement on Housing" July 17, 2017. Retrieved on August 1, 2017 from: https://www.gov.ca.gov/news.php?id=19878

- Developments must include two or more multifamily units and be at least two thirds residential.
- Developments need to be consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted.
- Developments must be located in a census-designated urbanized area or urban cluster or on a site where 75% of the perimeter adjoins developed urban uses.
- Developments must not demolish rent-controlled units, income-targeted affordable units, residential units occupied within the last 10 years, or a historic structure placed on a national, state, or local register.
- Developments must pay at least prevailing wage to all construction workers.

SB 35 Status: *Passed by the Senate, passed by Assembly Local Government and Housing and Community Development Committees, referred to Assembly Rules Committee.*

AB 72, introduced by Assembly Members Miguel Santiago and David Chiu, would task the state's Department of Housing and Community Development (HCD) with assessing compliance with housing element law and other statutes meant to encourage housing production, housing affordability, and equitable planning. The bill would authorize HCD to notify the state's Attorney General that jurisdictions are out of compliance with state housing law. The bill specifically addresses compliance with the Housing Accountability Act[3], Housing Element Inventory statute[4], Density Bonus Law & Other Incentives[5], and Anti-discrimination Statute for Environmental Justice in Planning & Land Use[6].

AB 72 Status: *Passed by the Assembly, passed by the Senate Committees on Transportation and Housing and Appropriations.*

AB 73, introduced by Assembly Member David Chiu, would allow cities to create housing sustainability districts that would facilitate approval of housing developments and would allow cities to apply to the state Department of Housing and Community Development (HCD) for zoning incentive payments of a still undefined amount. The payments would be based on the number of units in the district and depend on 1) approval of the district by HCD and a completed EIR and 2) issued permits for housing development. The District requirements would include:

- A limit of 15% of a city's land area per district and up to 30% of land area in all districts.
- Prevailing wage paid to workers on projects of 10 or more units within the district.
- At least 20% of new units must be affordable to very low, low, or moderate income households.

---

[3] Housing Accountability Act, as defined by Section 65589.5 of the CA Government Code available at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65589.5

[4] Housing Element Inventory statute, as defined by Section 65863 of the CA Government Code available at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65863

[5] Density Bonus Law & Other Incentives, as defined by Section 65915 of the CA Government Code available at: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65915

[6] Anti-discrimination Statute for Environmental Justice in Planning & Land Use, as defined by Section 65008 of the CA Government available at: Code http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65008

- Replacement of income-targeted affordable or rent-controlled units demolished in the district.
- Eligible districts must have access to transit and other infrastructure.
- Ministerial approval for complying housing developments in the district.
- A written decision on an application for a residential development permit within a housing sustainability district must be issued within 120 days of submittal unless the applicant and approving authority agree to extend the time frame.
- Housing developments that meet all specified requirements of the housing sustainability district will not be subject to CEQA as long as the district has been approved by OPR and that has a completed EIR
- An ability to charge project fees to pay for the costs of planning and administering the district.
- Adoption of design review standards to facilitate project approval and quality design.
- Annual monitoring by HCD.

AB 73 Status: *Passed by the Assembly, Passed by Senate Committees on Transportation and Housing, Environmental Quality, Governance and Finance, and Appropriations.*

SB 166, introduced by Senator Nancy Skinner, would add to existing requirements that jurisdictions identify housing sites in their housing element sufficient to accommodate their share of RHNA by requiring that jurisdictions make written findings on development of sites that produced fewer units by income level than identified in the housing element. If the jurisdiction reduces residential density, allows development at a lower residential density than originally assumed, or permits development with fewer units by income level than identified for that parcel in the housing element, the jurisdiction will need to comply with the following:

- A reduction must be consistent with the adopted general plan, including the housing element.
- If the remaining sites identified in the housing element can accommodate the jurisdiction's share of RHNA, the jurisdiction must provide a quantification of remaining unmet need at each income level and remaining capacity of identified sites to accommodate that need by income level.
- If the remaining sites in the housing element cannot accommodate the jurisdiction's share of RHNA, the jurisdiction must identify sufficient additional, adequate, and available sites with equal or greater residential density so that there is no net loss of residential unit capacity.
- If a development approval results in fewer units by income level than identified for that parcel in the housing element and the jurisdiction does not find that remaining identified sites are adequate to accommodate its share of RHNA by income level, the jurisdiction is required to identify and make available additional adequate sites to accommodate its share of RHNA by income level within 180 days.

This bill would require work on the part of the Planning Department to track development of identified sites relative to unit production by income level and to identify additional sites if necessary.

SB 166 Status: *Passed by the Senate, passed by the Assembly Committees on Local Government and Housing and Community Development and re-referred to the Rules Committee.*

SB 167 introduced by Senator Nancy Skinner, is essentially identical to **AB 678** introduced by Assembly Member Raul Bocanegra. Both bills would strengthen the Housing Accountability Act by setting new standards for jurisdictions that disapprove or impose density reductions or conditions on a housing development that otherwise complies with a local zoning ordinance and general plan. These standards would include the following:

- Shifts requirement to "preponderance" of the evidence from "substantial" evidence in the record to support the jurisdiction's action.
- The preponderance of the evidence would have to show a specific, adverse impact on public health or safety and would have to show that there is not a satisfactory method other than the disapproval, reduction in density, or imposition of conditions to mitigate or avoid the adverse impact.
- Requires local agencies to issue written findings in case of disapproval, reduction in density, or imposition of conditions on otherwise compliant projects and shifts burden to local legislative body.
- Allows legal recourse for projects that have been inappropriately disapproved or where density has been reduced.
- Allows for imposition of a fine when jurisdictions do not respond to court rulings against the disapproval, reduction in density, or imposition of conditions. These fines would fund affordable housing.

SB 167 Status: Passed by the Senate, Passed by the Assembly Committees on Housing and Community Development and Local Government and re-referred to Rules Committee.

SB 540, introduced by Senator Richard Roth, authorizes cities to create Workforce Housing Opportunity Zones that would include an EIR, with identified mitigation measures, and adoption of a specific plan which would facilitate housing approvals. The bill would:

- Allow jurisdictions to apply to HCD for no-interest loan to cover costs of creating the plan and completing the EIR and to charge a development fee to repay the low.
- Limit the number of total units and the percentage of RHNA allocation that could be located within a zone.
- Require that 50% of all housing built or rehabilitated within the zone be affordable to low and moderate income households with 30% of units affordable at moderate income, 15% of units affordable at low income, and 5 % of units affordable to very low income households.
- Expedite approval for five years after the adoption of the plan for housing developments that comply with the plan including objective design standards and required mitigation measures.
- Require that housing developments that are primarily affordable to above moderate income households to make 10% of units affordable units or, if there is a local inclusionary requirement that is higher than 10%, the local requirement applies.
- Require qualifying developments in the zone to pay at least prevailing wage to construction workers.

SB 540 Status: *Passed by the Senate, passed by the Assembly Committees on Local Government and Natural Resources and re-referred to the Appropriations Committee.*

AB 932, introduced by Assembly Member Phil Ting, would permit San Francisco along with Emeryville, Los Angeles, Oakland, or San Diego to declare a "shelter crisis" which would allow these jurisdictions to adopt by ordinance "reasonable local standards and procedures for the design, site development, and operation of homeless shelters" including health and safety standards in lieu of compliance with state or local law to the extent that strict compliance with state and local laws and standards would prevent mitigation of the crisis. During the crisis, requirements that homeless shelters must be consistent with local land use plans, including the general plan, would be suspended. These jurisdictions would similarly be able to adopt by ordinance "reasonable local building, planning, and zoning standards and procedures for the design, site development, and operation of permanent supportive housing" in lieu of compliance with state and local standards and laws. Permanent supportive housing would not be exempt from local land use plans.

Jurisdictions that declare a shelter crisis would need to develop a plan by July 1st, 2019 to address the crisis. The plan would need to address the development of homeless shelters and permanent supportive housing. Beginning on January 1st, 2019 and continuing annually until January 1st, 2021 a jurisdiction declaring a shelter emergency would need to report to the Senate and Assembly on the status of the effort to address homelessness as indicated by specific criteria.

AB 932 Status: *Passed by the Assembly, passed by the Senate Committees on Transportation and Housing and Judiciary and re-referred to Appropriations Committee with recommendation to consent calendar.*

AB 1397, introduced by Assembly Member Evan Low, would strengthen housing element law to ensure that properties included in the inventory of potential housing development sites have a realistic chance of being developed. The bill would specifically include the following requirements:

- Properties in the inventory of housing development sites would have to be listed by parcel number.
- Sites included in the inventory of properties that can accommodate housing development would need to have "realistic and demonstrated" potential for housing development.
- Sites included in the housing element that are currently zoned for non-residential use must allow redevelopment for residential use or be part of a program to rezone for residential use.
- Parcels included in the inventory must have sufficient sewer, water, and dry utilities to support housing development or must be part of "a general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service to secure sufficient water, sewer, and dry utilities … to support housing development."
- Sites included in the inventory would have to be analyzed to show that they can accommodate a portion of the jurisdiction's share of regional housing need by income level.
- Non-vacant sites included in two or more consecutive planning periods where housing development has not been approved could not be deemed appropriate to accommodate a portion of the jurisdictions housing need for low income households unless the site is zoned to meet

minimum residential density standards and is part of a program to allow housing use by right if a minimum of 20% of units are affordable to Lower income households.

- Jurisdictions including sites of ½ an acre or less or site of 10 acres or more would have to demonstrate that development has successfully occurred on such sites in the past.
- The methodology for identifying sites for housing development would have to demonstrate that an existing use on non-vacant sites is not an impediment to housing development, including past experience with converting existing uses to higher density residential development.
- Housing development that results in the demolition of a unit targeted to low income households, serving low income households, or subject to rent control would have to be replaced with a unit of equal or lower affordability. This requirement would apply to housing developments built on sites where units meeting this criteria have been vacant or were demolished in the last 5 years.

San Francisco currently meets the requirement to identify sufficient sites to accommodate its share of regional housing needs through an analysis of all parcels in the city. The analysis assesses current development on each site relative to zoned capacity to identify sites with significant residential development potential. Many of the requirements of AB 1397 could likely be met by including additional analysis of recent developments to show that (1) sites of a variety of sizes have been redeveloped as housing, (2) that non-vacant sites with non-residential uses also have been redeveloped as housing, and (3) that income-targeted affordable housing has been developed on these types of sites.

While most provisions of the bill could likely be addressed with relatively limited amounts of staff time there are a few requirements that could require more staff time or action by the Commission. An example is the requirement that sites that have been included in housing element inventories over consecutive planning periods without seeing housing approvals could only be included in another inventory as accommodating housing for lower income households if residential use is allowed by right for housing developments that provide at least 20% of units as affordable to low income households. This provision of the bill could require additional analysis by staff and potentially action by the Commission.

AB 1397 Status: *Passed by the Assembly, passed by Senate Committees on Transportation and Housing and Appropriations with recommendation to pass.*

AB 1515, introduced by Assembly Member Tom Daly, would strengthen the Housing Accountability Act and is meant to work in concert with SB 167 (and/or AB 678). The primary impact of the bill is that a housing development or emergency shelter would be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development or emergency shelter is consistent, compliant, or in conformity, pursuant to the Housing Accountability Act.

AB 1515 Status: *Passed by the Assembly, passed by the Senate Transportation and Housing Committee and re-referred to Rules Committee.*

2. Housing Data Reporting

AB 1423, introduced by Assembly Member David Chiu, would extend the collection of housing-related data to include charter cities. Existing law exempts charter cities from certain reporting requirements for housing production in relation to need, as defined by RHNA. As one of more than 120 charter cities in California, San Francisco is currently exempted from reporting certain housing data to HCD and OPR. San Francisco voluntarily reports data because this data provides a critical resource for both the public and decision-makers to track regional housing outcomes and develop housing goals and policies. In addition, reporting data to the state increases eligibility to receive state funding for housing and open space. In April, the San Francisco Committee on State Legislation voted "support" in order to facilitate housing policy decisions and enforcement of housing related law.

AB 1423 Status: *Passed by the Assembly.*

AB 1156, introduced by Assembly Member Phil Ting, has been updated to require that housing elements include reporting on the number of households paying 30% and 50% or more in housing costs. Originally the bill would have required that Annual Housing Element Progress Reports include a listing of sites rezoned to accommodate that portion of the city or county's share of RHNA for each income level that cannot be accommodated on the sites identified in the inventory required by existing Housing Element law.

AB 1156 Status: *Passed by Assembly.*

3. Inclusionary Housing and Rent Control

AB 1505, introduced by Assembly Member Richard Bloom along with Assembly Member David Chiu and Assembly Member Todd Gloria (Senator Scott Weiner and Assembly Member Phil Ting are listed as coauthors), would provide the much-awaited "Palmer Fix". The Costa-Hawkins Rental Housing Act (1995) prevents the city from placing rent control on new construction, condominiums, tenancy-in-commons, or single family homes. The Palmer decision (2009) expanded the applicability of Costa Hawkins to apply to rents on new affordable units in new rental developments. Taken together, Costa Hawkins and the Palmer decision present a significant challenge to the ability of California cities to create new affordable, rental housing. This bill would restore the ability of local jurisdictions to require inclusionary rental housing on site but otherwise would not change Costa-Hawkins.

AB 1505 Status: *Passed by the Assembly, passed by Senate Transportation and Housing Committee with recommendation to pass.*

AB 1506, introduced by Assembly Member Richard Bloom, Assembly Member David Chiu, and Assembly Member Rob Bonta, would completely repeal the Costa-Hawkins Rental Housing Act that limits application of local rent control on new construction, condominiums, tenancy-in-commons, or single family homes. The repeal of Costa-Hawkins would restore cities' ability to impose rent-control on all housing types and would also restore vacancy control, allowing cities to restrict how much rents can rise upon vacancy. This bill has much broader implications than the limited changes in AB 1505, which is targeted specifically at restoring cities' ability to require inclusionary rental units.

AB 1506 Status: *Referred to Assembly Housing and Community Development Committee.*

AB 915, introduced by Assembly Member Phil Ting, would require the City and County of San Francisco to subject all of the units in new developments to the city's affordable inclusionary percentage requirement. This bill would specify that "bonus units" within projects that utilize the state density bonus law are subject to inclusionary requirements unless specifically exempted by the City and County. The bill would not apply to housing developments with an application submitted or processed before January 1, 2018.

AB 915 Status: *Passed by the Assembly, passed by the Senate Transportation and Housing Committee with recommendation to pass.*

REQUIRED COMMISSION ACTION

None. This memo is informational only.

From:	MayorsPressOffice, MYR (MYR)
To:	MayorsPressOffice, MYR (MYR)
Subject:	*** MEDIA ADVISORY *** MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, AUGUST 2, 2017
Date:	Tuesday, August 01, 2017 6:11:23 PM
Attachments:	8.2.17 Media Advisory.pdf

FOR IMMEDIATE RELEASE:
Tuesday, August 1, 2017
Contact: Mayor's Office of Communications, 415-554-6131

***** MEDIA ADVISORY *****

MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, AUGUST 2, 2017

Mayor Lee has no public events.

Note: Mayor's schedule is subject to change.

###

From:	MayorsPressOffice, MYR (MYR)
To:	MayorsPressOffice, MYR (MYR)
Subject:	*** MEDIA ADVISORY *** MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR
Date:	Wednesday, August 02, 2017 6:11:29 PM
Attachments:	8.3.17 Media Advisory.pdf

FOR IMMEDIATE RELEASE:
Wednesday, August 2, 2017
Contact: Mayor's Office of Communications, 415-554-6131

***** MEDIA ADVISORY *****

MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR THURSDAY, AUGUST 3, 2017

Mayor Lee has no public events.

Note: Mayor's schedule is subject to change.

###

From:	Secretary, Commissions (CPC)
To:	Gerber, Patricia (CPC)
Cc:	Kern, Chris (CPC)
Subject:	FW: ACA comments on SFPUC Alameda Creek Recapture Project
Date:	Wednesday, August 02, 2017 10:31:05 AM
Attachments:	ACA comment letter ACRP 8-2-17.pdf

Office of Commission Affairs

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: Alameda Creek [mailto:alamedacreekalliance@gmail.com]
Sent: Wednesday, August 02, 2017 9:58 AM
To: Secretary, Commissions (CPC); richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: ACA comments on SFPUC Alameda Creek Recapture Project

SF Planning Commissioners:

Attached please find comments of the Alameda Creek Alliance on the SFPUC's Alameda Creek Recapture Project.

--
Jeff Miller
Director
Alameda Creek Alliance
(510) 499-9185
www.alamedacreek.org

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong; Aaron Jon Hyland - HPC; Andrew Wolfram (andrew@tefarch.com); Diane Matsuda; Ellen Johnck - HPC; Jonathan Pearlman; Karl Hasz; Richard S. E. Johns
Cc:	Gerber, Patricia (CPC); Son, Chanbory (CPC)
Subject:	FW: Commission Update for Week of July 31, 2017
Date:	Monday, July 31, 2017 9:30:10 AM
Attachments:	Commission Weekly Update 7.31.17.doc

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tsang, Francis
Sent: Monday, July 31, 2017 8:48 AM
To: Tsang, Francis
Subject: Commission Update for Week of July 31, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
415.554.6467 | francis.tsang@sfgov.org

Get Connected with Mayor Ed Lee
www.sfmayor.org
Twitter @mayoredlee

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC)
Subject:	FW: Memo for the Commission During Their Recess
Date:	Wednesday, August 02, 2017 4:43:35 PM
Attachments:	image001.png image002.png image003.png image004.png Status of State Housing Bills for Planning Commission 08.02.17.pdf

---

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Rodgers, AnMarie (CPC)
Sent: Wednesday, August 02, 2017 2:55 PM
To: CTYPLN - COMMISSION SECRETARY
Cc: Pappas, James (CPC)
Subject: Memo for the Commission During Their Recess

Dear Jonas,

As discussed, pls distribute the attached memo to the Planning Commission and public. This memo is a follow-up to the Commission's May 11, 2017 hearing on pending state legislation pertaining to housing. This memo is not associated with any upcoming hearing, but is offered in response to their request to be periodically updated. As the governor and leaders of the state legislature have announced their intent to prioritize housing after recess, an update to the Commission is timely.

Thank you,

AnMarie Rodgers
Senior Policy Advisor

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6395 | Fax: 415.558.6409
Email: anmarie.rodgers@sfgov.org
Web: http://www.sf-planning.org/Legislative.Affairs
Property Info Map: http://propertymap.sfplanning.org/

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Subject:	FW: Project on 1965 Market and Duboce Stret
Date:	Wednesday, August 16, 2017 10:17:23 AM
Attachments:	04 Letter to San Francisco Planning 8-13-17.pdf

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: pwmedlock@gmail.com [mailto:pwmedlock@gmail.com] **On Behalf Of** Patrick Medlock
Sent: Wednesday, August 16, 2017 9:22 AM
To: Callagy, Alana (CPC); Ionin, Jonas (CPC); San Francisco Planning Commission
Subject: Project on 1965 Market and Duboce Stret

Please see the attached comments on the above development.

Patrick Medlock

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Subject:	FW: Appeal to planning project on 1965 Market Street
Date:	Monday, August 14, 2017 10:34:45 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: 崔益強 [mailto:tsui9908@gmail.com]
Sent: Sunday, August 13, 2017 11:07 AM
To: Ionin, Jonas (CPC)
Subject: Appeal to planning project on 1965 Market Street

Dear Commissioner Of San Francisco
Planning Commission:

Global warming, pollution, water poison thru chemical waste, traffic congestion....these are just a few of the environmental hazards to mankind that caused by construction.

Rumors has it San Francisco mayor makes money from helping developers getting richer!

I trust the Commissioner does not make money from approving building projects such as the 8 story building will be builded at the corner of 1965 Market Street and 225 Duboce.

I further believe the Commissioner does not have any relatives, friends, will benefit from 1965 Market Street 8 story building project.

San Francisco does not need another high rise building, please allow this street corner to remain the same, as a neighborhood landmark, just like the Mint!

To keep this street corner remain the same, will not harm anybody, unlike the 8 story building planning commission is working to approve, it indeed will bring harm to the environment, it will bring harm to the people live and work in this neighborhood.

To keep this street corner remain the same, when you are planning to put in a park to allow residents and workers, including the good people working at the Mint, have a nice calm place to sit, to take lunch break, to have family and children to ride tricycles, to have some green trees to help the air pollutions.

You, the Commissioner, the head, the leader of Planning Commission will be remembered, will be thanked, I personally will make sure the residents and the workers alike will sing and praise your name, and your team members' names.

Rather than having people thinking you probably benefits from approving this project, and forever add to the harm of environmental problems caused by constructions.

For the greater good of mankind, please reject the planning project of 8 story building on 1965 Market Street.

Thank you for your time and construction

Sincerely

Yi Chiang Tsui

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC)
Subject:	FW: SF Cannabis Retail Alliance letter opposing proposed MCD moratorium
Date:	Monday, August 14, 2017 10:34:22 AM
Attachments:	Cannabis Retail Alliance anti-moratorium letter.pdf

---

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: John Delaplane [mailto:johnny@access-sf.org]
Sent: Monday, August 14, 2017 9:29 AM
To: Breed, London (BOS); Roxas, Samantha (BOS); Lloyd, Kayleigh (BOS); Howerton, Michael (BOS); Farrell, Mark (BOS); Karunaratne, Kanishka (BOS); Kelly, Margaux (BOS); Montejano, Jess (BOS); Kim, Jane (BOS); Duong, Noelle (BOS); Lopez, Barbara (BOS); Ronen, Hillary; Goossen, Carolyn (BOS); Morales, Carolina (BOS); Allbee, Nate; Sheehy, Jeff (BOS); Jones, Justin (BOS); Spero, David (BOS); Barnes, Bill (BOS); Yee, Norman (BOS); Maybaum, Erica (BOS); Choy, Jarlene (BOS); Low, Jen (BOS); Cohen, Malia (BOS); Chan, Yoyo (BOS); Chicuata, Brittni (BOS); Kittler, Sophia (BOS); Fewer, Sandra (BOS); Boilard, Chelsea (BOS); Pagoulatos, Nick (BOS); Yu, Angelina (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Hepner, Lee (BOS); Rubenstein, Beth (BOS); Safai, Ahsha (BOS); Lee, Judy (BOS); Meyer, Catherine (BOS); Sandoval, Suhagey (BOS); Tang, Katy (BOS); Summers, Ashley (BOS); Law, Ray (BOS); Lee, Mayor (MYR); Rahaim, John (CPC); Garcia, Barbara (DPH); Chawla, Colleen (DPH); Calvillo, Angela (BOS); Ionin, Jonas (CPC); DPH Cannabis Taskforce; Tugbenyoh, Mawuli (MYR)
Subject: SF Cannabis Retail Alliance letter opposing proposed MCD moratorium

Honorable Planning Commissioners, Mayor, and Supervisors,

Attached and below is a letter from the San Francisco Cannabis Retail Alliance (SFCRA). We are a group of MCD operators and applicants employing hundreds of San Franciscans. We respectfully oppose the proposed moratorium on medical cannabis dispensaries.

Sincerely,

The Founding Members of the San Francisco Cannabis Retail Alliance

The Apothecarium
BASA
Cookies SF
Weedsmith
Access SF
NUG
Pharmacon
Connected SF
Vapor Room

"

San Francisco Cannabis Retail Alliance
870 Market St # 1148,
San Francisco, CA 94102
cannabisretailalliance@gmail.com
(415) 713-4319

August 11, 2017

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

Re: Proposed MCD Moratorium & Pipeline Applicants

Dear Planning Commissioners,

We absolutely understand that the regulations regarding Medical Cannabis Dispensary applications need improvement, and we are eager to work with you and the Board of Supervisors on new legislation regarding cannabis uses in San Francisco. We agree that medical, and particularly adult use, cannabis regulations should be carefully crafted to respect neighborhood character, provide for controlled growth, and foster opportunity and equity. Please bring us to the table in this process.

We are, however, adamantly opposed to any kind of moratorium on pending MCD applicants. A moratorium will only harm patients, reducing access for the thousands of San Franciscans—many of them suffering from MS, PTSD, chronic pain, or HIV—who depend on medical cannabis. As Supervisor Jeff Sheehy said in his July 24 letter opposing the moratorium, MCD patients "are among the most vulnerable San Franciscans." The City should be seeking to help them, not make their access to medicine even more difficult.

A moratorium will also exacerbate equity and diversity concerns, undermining our shared goals. Existing MCD operators and applicants with extensive financial resources will survive a moratorium. But small MCD applicants, many of whom are San Francisco locals with limited means, cannot shoulder protracted carrying and lease costs and will be seriously jeopardized.

Both former Board of Supervisors President Aaron Peskin and current President London Breed stated very clearly at the Board meeting on July 25 that scheduled pipeline MCD projects should be given a fair hearing regardless of what may happen with a proposed moratorium.

Supervisor Peskin:

> "I have not seen the proposed legislation but I think it's very important

> that anybody who has a scheduled hearing before the effective date of the interim controls who has a hearing scheduled at Planning is given that hearing and that…the Planning Commission, as much as I respect all seven of those individuals, [doesn't] say: 'We're just going to wait for the Board of Supervisors to act.' So this is my statement on the record that anything that has been calendared that is before the Planning Commission should be either approved on the merits or rejected on the merits by the Planning Commission, but they should not continue those during the month of August."

President Breed:

> "I do agree with Supervisor Peskin that if there are people who have hearings that are already scheduled, they should be able to move forward and this [legislation] should not impact them."

We are eager to work with you on improved cannabis regulations in San Francisco. But we ask you to **please reject any moratorium and, as members of the Board of Supervisors have clearly stated, please respect the pipeline applications and provide them fair hearings** . These applicants have devoted months of hard work and thousands of dollars toward their projects. The City has consistently accommodated pipeline projects when making major changes in regulations, for example with the Transportation Sustainability Fee or 2016's Proposition C on inclusionary housing. We ask for the same consideration here.

Thank you for your service to San Francisco. We stand ready to assist your efforts.

Sincerely,

The Members of the San Francisco Cannabis Retail Alliance

Founding Members:

The Apothecarium
BASA
Cookies SF
Weed Smith
Access SF
NUG
Pharmacon
Connected SF
Vapor Room

CC: Board of Supervisors Members & Aides
Mayor Ed Lee
Planning Director, John Rahaim
Director of Public Health, Barbara Garcia
Board of Supervisors Clerk, Angela Calvillo

Mayor’s Board Liaison, Mawuli Tugbenyoh
Planning Commission Secretary, Jonas P. Ionin
SF Cannabis Legalization Task Force

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong; Aaron Jon Hyland - HPC; Andrew Wolfram (andrew@tefarch.com); Diane Matsuda; Ellen Johnck - HPC; Jonathan Pearlman; Karl Hasz; Richard S. E. Johns
Cc:	Gerber, Patricia (CPC); Son, Chanbory (CPC)
Subject:	FW: Commission Update for Week of August 14, 2017
Date:	Monday, August 14, 2017 10:32:56 AM
Attachments:	Commission Weekly Update 8.14.17.doc

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tsang, Francis
Sent: Monday, August 14, 2017 9:51 AM
To: Tsang, Francis
Subject: Commission Update for Week of August 14, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
415.554.6467 | francis.tsang@sfgov.org

Get Connected with Mayor Ed Lee
www.sfmayor.org
Twitter @mayoredlee

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Subject:	FW: Appeal to planning project on 1965 Market Street
Date:	Friday, August 11, 2017 11:17:36 AM
Attachments:	Dear Secretary Jonas Ionin.docx

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Emily Hwang [mailto:hml9888@gmail.com]
Sent: Friday, August 11, 2017 11:12 AM
To: Ionin, Jonas (CPC); commissionsecretary@sfgov.org; Callagy, Alana (CPC)
Subject: Appeal to planning project on 1965 Market Street

Dear Secretary Jonas Ionin:

Please kindly see attached letter, this is to urge the planning commission not to approve this project.

Thank you for your time and consideration.

Respectfully,

Emily Tsui

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Subject:	FW: appeal to planning project on 1965 Market Street
Date:	Thursday, August 10, 2017 12:00:37 PM
Attachments:	Dear Secretary Jonas Ionin.docx

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: MeiMei Hwang [mailto:hwangmeimei@gmail.com]
Sent: Wednesday, August 09, 2017 4:20 PM
To: Ionin, Jonas (CPC); commissionsecretary@sfgov.org; Callagy, Alana (CPC)
Subject: appeal to planning project on 1965 Market Street

Dear Secretary Jonas Ionin:

Please kindly see attached letter, this is to urge the planning commission not to approve this project.

Thank you for your time and considerations.

Respectfully,

MeiMei Hwang

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC)
Subject:	FW: Vapor Room SomBa support letter
Date:	Thursday, August 10, 2017 11:53:32 AM
Attachments:	Support letter_Vapor Room.pdf

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Henry Karnilowicz [mailto:occexp@aol.com]
Sent: Wednesday, August 09, 2017 8:45 PM
To: Ionin, Jonas (CPC)
Cc: stephanie@vaporroom.com; Kim, Jane (BOS); Foster, Nicholas (CPC)
Subject: Vapor Room SomBa support letter

Hi Jonas,

Can you please pass the attached letter out to all the commissioners?

Thank you!

Kind regards,

Henry Karnilowicz
President
SomBa (South Of Market Business Association)

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

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Subject:	FW: objection to planning project 1965 Market Street
Date:	Thursday, August 10, 2017 11:29:05 AM
Attachments:	SKMBT_42117081009581.pdf

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: MeiMei Hwang [mailto:hwangmeimei@gmail.com]
Sent: Thursday, August 10, 2017 10:59 AM
To: commission.secretary@sfgov.org
Cc: Callagy, Alana (CPC); Ionin, Jonas (CPC)
Subject: objection to planning project 1965 Market Street

Dear Secretary Ionin:

Please kindly see attached letter concerning my objection
to the planning project for 1965 Market Street 8 story building.

Thank you for your time,

Respectfully,

MeiMei Hwang

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); Watty, Elizabeth (CPC); Joslin, Jeff (CPC)
Subject:	FW: Letter to the Planning Commission from the Bayview Hunters Point Citizen Advisory Committee 8.9.17
Date:	Thursday, August 10, 2017 11:26:59 AM
Attachments:	Letter to Planning Commission from BVHPCAC 8.9.17.pdf

Office of Commission Affairs

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: Gallagher, Jack (ADM)
Sent: Wednesday, August 09, 2017 6:10 PM
To: Secretary, Commissions (CPC)
Cc: Michael Hamman
Subject: Letter to the Planning Commission from the Bayview Hunters Point Citizen Advisory Committee 8.9.17

Jonas,

As the Administrator for the Bayview Hunters Point Citizens Advisory Committee I have attached a letter from Committee Chair Michael Hamman representing the BVHPCAC and his fellow Committee Members. If you can please distribute the letter to Members of the Planning Commission it would be much appreciated.

If there are any questions regarding the letter please let me know.

Regards,

Jack Gallagher
Policy Aide
Office of the City Administrator
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 362
San Francisco, California 94102
(415) 554-6272
Jack.gallagher@sfgov.org

From:	Secretary, Commissions (CPC)
To:	Foster, Nicholas (CPC)
Cc:	Gerber, Patricia (CPC)
Subject:	FW: Public comment in support of Case No: 2017-002757DRM
Date:	Tuesday, August 08, 2017 12:40:00 PM

Office of Commission Affairs

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: chris roberts [mailto:cbloggy@gmail.com]
Sent: Saturday, August 05, 2017 4:49 PM
To: Moore, Kathrin (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Johnson, Christine (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC)
Subject: Public comment in support of Case No: 2017-002757DRM

727 Clayton Street
San Francisco, CA 94117

San Francisco Planning Commissioners
% Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Nicholas Foster, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: Vapor Room Cooperative Medical Cannabis Dispensary (MCD) Application
Case No: 2017-002757DRM
Project Address: 79 9th Street, San Francisco

VIA ELECTRONIC MAIL

Dear Commissioners --

I write to you, as a long-time San Franciscan, in full support of the Vapor Room Cooperative's application for an MCD permit at 79 9th Street.

In its nearly eight years in operation in the Lower Haight, the Vapor Room represented everything medical cannabis is supposed to be--a "compassionate" option for health and

wellness; a responsible, generous, and philanthropic-minded business; and a positive force in its community. The Vapor Room earned a reputation for accommodating low-income patients and military veterans and, noticeably and visibly, hired people of color from the community for key roles. It is not an exaggeration to say the Vapor Room was an institution, as vital a part of the fabric of the neighborhood as Memphis Minnie's, Kate's Kitchen, Noc-Noc, and Lower Playground.

To do this-- to be a community pillar while being a legal and visible taxpaying cannabis business, in an age when it was far safer and more profitable to break the law--founder Martin Olive and his team took a great risk. To this day, it is unclear how or why the federal Justice Department targeted the Vapor Room's landlord with the threat of asset forfeiture to effect its closure in 2012. What is clear is that the neighborhood lost a pillar business, the medical-cannabis community lost an exemplar role model, and everyone in San Francisco was the poorer for it.

I have been observing and monitoring the California medical-marijuana industry as a journalist for nearly a decade. In that time, medical cannabis has taken a sharp turn towards profit. Now, most entrepreneurs are focused on expanded their market, often at the expense of the people and communities cannabis is still supposed to serve.

I believe the Vapor Room's swift return to San Francisco will help correct this unfortunate shift.

Sincerely,
Chris Roberts

--
Chris Roberts
Journalist
Cell/Signal/Telegram: 415-525-1034
@cbloggy
chrisroberts.contently.com

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong; Aaron Jon Hyland - HPC; Andrew Wolfram (andrew@tefarch.com); Diane Matsuda; Ellen Johnck - HPC; Jonathan Pearlman; Karl Hasz; Richard S. E. Johns
Cc:	Gerber, Patricia (CPC); Son, Chanbory (CPC)
Subject:	FW: Commission Update for Week of August 7, 2017
Date:	Tuesday, August 08, 2017 12:00:18 PM
Attachments:	Commission Weekly Update 8.7.17.doc

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tsang, Francis
Sent: Monday, August 07, 2017 1:04 PM
To: Tsang, Francis
Subject: Commission Update for Week of August 7, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
415.554.6467 | francis.tsang@sfgov.org

Get Connected with Mayor Ed Lee
www.sfmayor.org
Twitter @mayoredlee

From:	MayorsPressOffice, MYR (MYR)
To:	MayorsPressOffice, MYR (MYR)
Subject:	*** MEDIA ADVISORY *** MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR
Date:	Thursday, August 03, 2017 6:12:22 PM
Attachments:	8.4.17 Media Advisory.pdf

FOR IMMEDIATE RELEASE:
Thursday, August 3, 2017
Contact: Mayor's Office of Communications, 415-554-6131

*** MEDIA ADVISORY ***

MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR FRIDAY, AUGUST 4, 2017

Mayor Lee has no public events.

Note: Mayor's schedule is subject to change.

###

From:	MayorsPressOffice, MYR (MYR)
To:	MayorsPressOffice, MYR (MYR)
Subject:	*** MEDIA ADVISORY *** MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR
Date:	Wednesday, August 02, 2017 6:11:29 PM
Attachments:	8.3.17 Media Advisory.pdf

FOR IMMEDIATE RELEASE:
Wednesday, August 2, 2017
Contact: Mayor's Office of Communications, 415-554-6131

***** MEDIA ADVISORY *****

MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR THURSDAY, AUGUST 3, 2017

Mayor Lee has no public events.

Note: Mayor's schedule is subject to change.

###

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC)
Subject:	FW: Memo for the Commission During Their Recess
Date:	Wednesday, August 02, 2017 4:43:35 PM
Attachments:	image001.png image002.png image003.png image004.png Status of State Housing Bills for Planning Commission 08.02.17.pdf

---

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Rodgers, AnMarie (CPC)
Sent: Wednesday, August 02, 2017 2:55 PM
To: CTYPLN - COMMISSION SECRETARY
Cc: Pappas, James (CPC)
Subject: Memo for the Commission During Their Recess

Dear Jonas,

As discussed, pls distribute the attached memo to the Planning Commission and public. This memo is a follow-up to the Commission's May 11, 2017 hearing on pending state legislation pertaining to housing. This memo is not associated with any upcoming hearing, but is offered in response to their request to be periodically updated. As the governor and leaders of the state legislature have announced their intent to prioritize housing after recess, an update to the Commission is timely.

Thank you,

AnMarie Rodgers
Senior Policy Advisor

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6395 | Fax: 415.558.6409
Email: anmarie.rodgers@sfgov.org
Web: http://www.sf-planning.org/Legislative.Affairs
Property Info Map: http://propertymap.sfplanning.org/

From:	Secretary, Commissions (CPC)
To:	Gerber, Patricia (CPC)
Cc:	Kern, Chris (CPC)
Subject:	FW: ACA comments on SFPUC Alameda Creek Recapture Project
Date:	Wednesday, August 02, 2017 10:31:05 AM
Attachments:	ACA comment letter ACRP 8-2-17.pdf

Office of Commission Affairs

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: Alameda Creek [mailto:alamedacreekalliance@gmail.com]
Sent: Wednesday, August 02, 2017 9:58 AM
To: Secretary, Commissions (CPC); richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: ACA comments on SFPUC Alameda Creek Recapture Project

SF Planning Commissioners:

Attached please find comments of the Alameda Creek Alliance on the SFPUC's Alameda Creek Recapture Project.

--
Jeff Miller
Director
Alameda Creek Alliance
(510) 499-9185
www.alamedacreek.org

From:	MayorsPressOffice, MYR (MYR)
To:	MayorsPressOffice, MYR (MYR)
Subject:	*** MEDIA ADVISORY *** MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, AUGUST 2, 2017
Date:	Tuesday, August 01, 2017 6:11:23 PM
Attachments:	8.2.17 Media Advisory.pdf

FOR IMMEDIATE RELEASE:
Tuesday, August 1, 2017
Contact: Mayor's Office of Communications, 415-554-6131

***** MEDIA ADVISORY *****

MAYOR EDWIN M. LEE'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, AUGUST 2, 2017

Mayor Lee has no public events.

Note: Mayor's schedule is subject to change.

###

From:	Ionin, Jonas (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong; Aaron Jon Hyland - HPC; Andrew Wolfram (andrew@tefarch.com); Diane Matsuda; Ellen Johnck - HPC; Jonathan Pearlman; Karl Hasz; Richard S. E. Johns
Cc:	Gerber, Patricia (CPC); Son, Chanbory (CPC)
Subject:	FW: Commission Update for Week of July 31, 2017
Date:	Monday, July 31, 2017 9:30:10 AM
Attachments:	Commission Weekly Update 7.31.17.doc

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tsang, Francis
Sent: Monday, July 31, 2017 8:48 AM
To: Tsang, Francis
Subject: Commission Update for Week of July 31, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
415.554.6467 | francis.tsang@sfgov.org

Get Connected with Mayor Ed Lee
www.sfmayor.org
Twitter @mayoredlee