

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: *** PRESS RELEASE *** MAYOR LEE ANNOUNCES BOLD NEW TARGET OF 50 PERCENT RENEWABLE ENERGY BY 2020
Date: Thursday, April 20, 2017 11:50:47 AM
Attachments: [4.20.17 San Francisco New Renewable Energy Goal.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: MayorsPressOffice, MYR (MYR)
Sent: Thursday, April 20, 2017 9:07 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LEE ANNOUNCES BOLD NEW TARGET OF 50 PERCENT RENEWABLE ENERGY BY 2020

FOR IMMEDIATE RELEASE:

Thursday, April 20, 2017

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

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

MAYOR LEE ANNOUNCES BOLD NEW TARGET OF 50 PERCENT RENEWABLE ENERGY BY 2020

Offering CleanPowerSF to every eligible SF resident and business is the single most important factor driving greenhouse gas emission reductions from San Francisco's energy sector

T 415.554.3289

San Francisco, CA—Today, San Francisco Mayor Edwin M. Lee, the San Francisco Public Utilities Commission and the San Francisco Department of the Environment announced the City's goal of a 50 percent renewable electricity supply by 2020. This goal is made possible by the success of the City's community choice aggregation program, CleanPowerSF, which empowers San Francisco residents and businesses to choose cleaner, more renewable energy at competitive rates.

“By transitioning to at least 50 percent renewable energy, San Francisco will reduce harmful emissions while also creating up to 5,000 jobs that support our renewable energy infrastructure development,” said Mayor Lee. “Our CleanPowerSF program gives us a unique opportunity to accelerate our emission reduction goals and increase the amount of renewable energy we use in the City.”

A fully-subscribed CleanPowerSF program by 2019 will be a giant step forward for the City.

California is already one of the most forward-thinking states on climate change, but with this announcement, San Francisco will surpass the state's 50 percent renewable target by ten years. It is among the most ambitious targets of any major city in the U.S.

“For nearly 100 years, the San Francisco Public Utilities Commission has been generating 100 percent greenhouse gas-free electricity from the Hetch Hetchy Power System for the City's electricity customers,” said SFPUC General Manager Harlan L. Kelly, Jr. “We're now empowering every San Francisco resident and business to reduce their own environmental impact simply by enrolling in CleanPowerSF.”

Since launching in May 2016, CleanPowerSF has welcomed 75,000 customers across the City. Participation in CleanPowerSF has been strong, with more customers proactively upgrading to *SuperGreen*—CleanPowerSF's 100 percent renewable energy option—than opting out of the program altogether. Additionally, CleanPowerSF has one of the highest retention rates of any community choice aggregation program in California, with nearly 97 percent of customers choosing clean energy and staying in the program.

These successes are why the City is accelerating the rollout of CleanPowerSF across San Francisco. CleanPowerSF will enroll approximately 250,000 eligible customers citywide by 2019. Additionally, CleanPowerSF has conservatively committed to increasing the renewable percentage of its basic *Green* service, from 35 percent at program launch, to at least 50 percent by 2020.

“As we work with our local and international partners to reach deep greenhouse gas emissions reductions and avoid a global climate crisis, we know that we cannot reach our future goals without the accelerated expansion of CleanPowerSF,” said Debbie Raphael, Director of the San Francisco Department of the Environment. “San Francisco's commitment to renewable power is a statement of our progress towards shifting away from dirty fossil fuels and driving the renewable energy market forward in the Bay Area and California.”

The City is also using its Hetch Hetchy resources to reduce greenhouse gas emissions. In the next decade, the City will expand Hetch Hetchy power service to customers in the Shipyard on Treasure Island, among other places. Every new Hetch Hetchy Power customer lowers the City's greenhouse gas emission profile.

Additionally, San Francisco's GoSolarSF program continues to tap into San Francisco's rooftops. Since 2008, GoSolarSF has helped to install 15.5 megawatts and nearly 4,300 new solar installations.

These ambitious renewable energy goals support the City's larger sustainability vision, referred to as “0-50-100-Roots.” The phrase is shorthand for the City's commitment to send zero waste to the landfill, reach 50 percent sustainable travel, use 100 percent renewable energy and pull carbon dioxide out of the air.

While climate-responsible initiatives at the national and international levels continue to stagnate, San Francisco is leading the way by setting goals and rolling out programs to challenge the environmental and health impacts of climate change.

“Now that we've provided the strategy, tools and resources needed to achieve our ambitious goals, I'm asking all of San Francisco to join me in this commitment by taking action,” Mayor

Lee said.

For more information regarding CleanPowerSF, to sign up for early enrollment, or to upgrade to SuperGreen, visit **cleanpowersf.org**.

###

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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: *** PRESS RELEASE *** MAYOR LEE CELEBRATES 100 APARTMENTS PROTECTED UNDER CITY'S SMALL SITES LENDING PROGRAM
Date: Tuesday, April 25, 2017 11:39:47 AM
Attachments: [4.25.17 Small Sites 100 Unit Milestone.docx.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, April 25, 2017 11:09 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LEE CELEBRATES 100 APARTMENTS PROTECTED UNDER CITY'S SMALL SITES LENDING PROGRAM

FOR IMMEDIATE RELEASE:

Tuesday, April 25, 2017

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

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

**MAYOR LEE CELEBRATES 100 APARTMENTS PROTECTED
UNDER CITY'S SMALL SITES LENDING PROGRAM**

*Recent purchase of properties adds to growing list of housing preserved in Richmond,
Mission, North Beach, Bernal Heights/Outer Mission, Duboce Triangle & Noe Valley
Neighborhoods*

San Francisco, CA— Mayor Edwin M. Lee today announced that the City's Small Sites Program (SSP) has purchased more than 100 units, a major milestone for the tenant-protection program founded in 2014.

The SSP provides financing for the acquisition and rehabilitation of privately owned properties in order to shield existing tenants from eviction. The program benefits a diverse population of long-term tenants and expands affordable housing opportunities in San Francisco. Housing acquired through the SSP will be permanently affordable for existing tenants and future generations of tenants.

“The protection of rent-controlled units help middle and working-class families who are struggling to keep a foothold in our city,” said Mayor Lee. “This program helps long-term San

Franciscans stay in their homes and in the neighborhoods where they have planted roots and built a community. If we want our City to retain the unique fabric of each neighborhood, we need to protect these residents.”

Two acquisitions that were completed in the past month, one at 63 Lapidge Street by the Mission Economic Development Agency (MEDA), and one at 4042 Fulton Street by the San Francisco Community Land Trust, allowed the program to exceed its 100-unit milestone at 103 units. Later this week, 3198 24th Street will be acquired by MEDA, protecting another eight households from the threat of displacement.

When the 24th Street property closes, the SSP will have contributed \$36.2 million in City funds to help non-profit sponsors purchase and renovate 19 properties. Additionally, there are 10 other pending applications that are expected to close this summer.

“MEDA is proud to be a major part of the City and the Mayor's Office of Housing and Community Development's efforts to expand their Small Sites Program and save vulnerable tenants from eviction,” said MEDA Director of Community Real Estate Karoleen Feng. “MEDA has already been able to purchase nine buildings, comprising 48 units, via funds from this innovative affordable-housing program. Residents include artists, teachers, single mothers, immigrants and others, all now able to stay in the Mission.”

The site at 4042 Fulton Street is a three-story, five-unit building that houses three retired senior households and two families with children under 18. Some of the tenants have lived in that building for as many as 40 years. Renovations for the building will be focused on improving health, safety, building envelope and other systems. The building will also be brought up to the City's Soft Story Retrofit code by September.

“Our Small Sites Acquisition Program is one of the most impactful tools that we have to stem displacement, stop real estate speculation and prevent the loss of our precious rent controlled housing stock,” said District One Supervisor Sandra Fewer. “I am proud to have worked with the Housing Rights Committee, the San Francisco Community Land Trust and MOHCD to lock down this site in my neighborhood, the first in the Richmond District and on the west side of San Francisco. I strongly support the Small Sites Program and look forward to its stabilizing many more homes in the future.”

"I would like to thank Mayor Lee, Sandra Fewer, the Housing Rights Committee and the San Francisco Land Trust for allowing us to remain in our home of 40 years," said Deborah Strom, a resident of 4042 Fulton Street. "Without their combined help and perseverance, we would have unquestionably been just another eviction statistic in San Francisco."

"Every time a building goes on the market, we hold our breath," said Joseph Smooke of the Housing Rights Committee. "Landlords who buy these smaller apartment buildings often use various no fault eviction strategies to get current tenants out so they can move in new, more affluent tenants or sell off the units for large profits. This is the first Small Site acquisition in the Richmond, and it gives us hope that we can keep using this program to stabilize tenants throughout the western neighborhoods of San Francisco."

"It is quite exciting to see our first small sites acquisition here in the Richmond, where too many tenants are facing eviction," said Tyler Macmillan of the San Francisco Community Land Trust. "This purchase was particularly important in expanding the Land Trust and Small

Sites model for permanent affordability outside the central neighborhoods.”

For the 63 Lapidge Street and 24th Street properties, the SFCLT and MEDA worked with eviction prevention organizations such as the HRC and the Tenderloin Housing Clinic to identify properties with tenants at risk of Ellis Act evictions. The nonprofit owners will complete renovations at each property over the next few months to address delayed maintenance issues found at the properties and prepare vacant units for occupancy. After renovations are complete, vacant units will be offered for rent through a lottery process to applicants with incomes up to 120 percent of Area Median Income (AMI).

Funding for the Small Sites Program comes from the voter-approved Housing Trust Fund, the \$310 million housing bond approved by voters in 2015, Inclusionary Housing Program fees, condo conversion fees, Development Impact Fees and the SoMa Stabilization Fund.

“Preventing displacement and gentrification requires many strategies including tenant protection, building new affordable housing and preserving existing affordable units,” said Rich Gross of Enterprise Community Partners Inc., a lender to small sites acquisitions. “The Small Sites Program is key to the preservation strategy. The City of San Francisco’s program of taking unrestricted affordable homes off the speculative market and making them permanently affordable is leading the country.”

"The small sites program is creating lasting impact amidst San Francisco's rapidly increasing cost of housing," said Ross Culverwell, the Northern California Community Loan Fund’s Chief Lending Officer. "Through the program we've been able to keep long-time city residents in their homes and in San Francisco."

The recent milestone in the Small Sites program demonstrates the Mayor’s collaboration between community organizations and the City to create more affordable housing and economic stability throughout the City’s neighborhoods impacted by gentrification.

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Cc: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LEE SIGNS NEW ORDINANCE TO MAKE SAN FRANCISCO ELECTRIC VEHICLE READY
Date: Friday, April 28, 2017 12:00:16 PM

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, April 27, 2017 11:39 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LEE SIGNS NEW ORDINANCE TO MAKE SAN FRANCISCO ELECTRIC VEHICLE READY

FOR IMMEDIATE RELEASE:

Thursday, April 27, 2017

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

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

MAYOR LEE SIGNS NEW ORDINANCE TO MAKE SAN FRANCISCO ELECTRIC VEHICLE READY

San Francisco reaffirms commitment to a sustainable future; ordinance will require all new buildings in San Francisco to install electric vehicle charging capacity

San Francisco, CA– Today, Mayor Edwin M. Lee signed a new law that will help San Francisco meet the growing demand for electric vehicle charging and continue the City's forward-thinking leadership on climate change.

The ordinance, introduced by Mayor Lee and Supervisor Katy Tang, was unanimously adopted by the San Francisco Board of Supervisors on Tuesday and will make plug-in electric vehicle (EV) charging more widely available in new building stock, while helping to reduce citywide greenhouse gas emissions and air pollution.

“As the President continues to signal that his administration will roll-back fuel efficiency standards and efforts to reduce vehicle tailpipe emissions, San Francisco is leading the charge for zero emission electric vehicles,” said Mayor Edwin M. Lee. “By improving access to electric vehicle charging citywide, San Francisco is accelerating our transition to a clean-energy transportation future.”

Starting January 2018, this 100 percent EV Ready ordinance requires all new residential and commercial buildings to configure 10 percent of parking spaces to be “turnkey ready” for EV charger installation, and an additional 10 percent to be “EV flexible” for potential charging and upgrades. The remaining 80 percent of parking spaces will be “EV capable,” by ensuring that conduit is run in the hardest-to-reach areas of a parking garage to avoid future cost barriers.

“We need to move our city and the world forward by making electric vehicle usage more accessible to everyone,” said Supervisor Katy Tang. “I am proud that San Francisco is leading the charge on this effort and encouraging more San Franciscans to choose clean vehicles.”

The San Francisco Bay Area remains one of the fastest growing markets for electric vehicles. Nationally, EV sales are increasing 35 percent annually, and as of March 2017, there are more than 286,000 EVs on California roads. The State of California currently offers incentive programs and rebates to first time EV buyers or lessees and Governor Jerry Brown has a goal of 1.5 million Zero Emission Vehicles, including plug-in EV’s, on California roads by 2025.

The “EV Readiness” ordinance is part of a larger City-led shift away from fossil fuels to cleaner, more renewable energy sources for transportation and building use. Last week, Mayor Lee announced a bold new target of sourcing 50 percent renewable energy for San Francisco by 2020. This goal is made possible by the success of the City’s community choice aggregation program, [CleanPowerSF](#), which empowers San Francisco residents and businesses to choose cleaner, more renewable energy at competitive rates.

The Mayor also recently announced that San Francisco has successfully reduced greenhouse gas emissions 28 percent below 1990 level.

“As we continue to make progress towards our greenhouse gas emission reduction goals, we need innovative policies that push us forward and help us achieve greater reductions in the long term,” said Mayor Lee. “Promoting a shift to electric vehicles will drive us further down the road to a cleaner and healthier environment.”

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Cc: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LEE ON FEDERAL COURT RULING REGARDING SAN FRANCISCO'S SANCTUARY CITY POLICY
Date: Wednesday, April 26, 2017 8:52:48 AM
Attachments: [4.25.17 Sanctuary City Ruling.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, April 25, 2017 3:10 PM
Subject: *** STATEMENT *** MAYOR LEE ON FEDERAL COURT RULING REGARDING SAN FRANCISCO'S SANCTUARY CITY POLICY

FOR IMMEDIATE RELEASE:

Tuesday, April 25, 2017

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

***** STATEMENT *****

**MAYOR LEE ON FEDERAL COURT RULING REGARDING
SAN FRANCISCO'S SANCTUARY CITY POLICY**

"We applaud today's ruling granting a preliminary injunction against the Administration withholding federal funds to cities that disagree with its immigration enforcement policies.

San Francisco is and will remain a Sanctuary City. We know that Sanctuary Cities are safer, healthier, more productive places to live.

San Francisco's Sanctuary City laws are in compliance with federal law. If the federal government believes there is a need to detain a serious criminal they can obtain a criminal warrant, which we will honor, as we always have."

For Mayor Lee's live remarks on the ruling:

<https://www.pscp.tv/mayoredlee/1OwxWAlkPgmGQ?t=0>

###

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Cc: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LEE ON SETTLEMENT REGARDING SHORT-TERM RENTAL PLATFORMS
Date: Monday, May 01, 2017 1:27:24 PM
Attachments: [5.1.17 Short Term Rental Settlement.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, May 01, 2017 1:15 PM
Subject: *** STATEMENT *** MAYOR LEE ON SETTLEMENT REGARDING SHORT-TERM RENTAL PLATFORMS

FOR IMMEDIATE RELEASE:

Monday, May 1, 2016

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

***** STATEMENT *****

**MAYOR LEE ON SETTLEMENT REGARDING
SHORT-TERM RENTAL PLATFORMS**

“We are pleased with the mediated settlement with short-term rental platforms. This protects our rental housing stock while allowing residents who follow the rules to gain income to help make ends meet.

When platforms cooperate with the City to only list lawfully registered hosts, we can more effectively enforce our laws and protect our rental housing supply. This settlement is a significant leap forward for enforcement of our short-term rental laws.

I want to thank City Attorney Dennis Herrera and his team for their hard work and conscientious efforts on this important issue.”

###

From: [Ionin, Jonas \(CPC\)](#)
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Cc: [Son, Chanbory \(CPC\)](#); [Gerber, Patricia \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LEE AND SAN FRANCISCO TREASURER JOSÉ CISNEROS ON WELLS FARGO TARGETING IMMIGRANT COMMUNITIES
Date: Friday, April 28, 2017 11:50:41 AM
Attachments: [4.28.17 Wells Fargo.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Friday, April 28, 2017 11:43 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LEE AND SAN FRANCISCO TREASURER JOSÉ CISNEROS ON WELLS FARGO TARGETING IMMIGRANT COMMUNITIES

FOR IMMEDIATE RELEASE:

Friday, April 28, 2017

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

***** STATEMENT *****

**MAYOR LEE AND SAN FRANCISCO TREASURER JOSÉ
CISNEROS ON WELLS FARGO TARGETING IMMIGRANT
COMMUNITIES**

“We are deeply troubled by the allegations that Wells Fargo specifically targeted immigrants in their account opening scandal.

Immigrant communities are already under attack by the federal government. San Francisco stands up and supports its immigrant communities, so it is particularly worrisome that these reports are linked to our hometown bank.

As has been requested by my office and the Treasurer, Wells Fargo must immediately disclose the number of San Franciscans affected, and explain what corrective actions the bank is taking to support our immigrant residents.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Gerber, Patricia \(CPC\)](#)
Subject: FW: 357 union street construction
Date: Tuesday, April 25, 2017 10:56:38 AM
Attachments: [image001.png](#)
[image003.png](#)

Office of Commission Affairs

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

From: CPC-RecordRequest
Sent: Tuesday, April 25, 2017 10:21 AM
To: Secretary, Commissions (CPC)
Subject: FW: 357 union street construction

FYI – sent to commissioners.

Record Requests

Main: 415-558-3678 | **Fax:** 415-558-6409

**SF Planning
Department**

1650 Mission Street, Suite 400
San Francisco, CA 94103

[Hours of Operation](#) | [Property Information Map](#) | [Record Requests](#)

From: Anna Lewis [mailto:lewis_anna@icloud.com]
Sent: Tuesday, April 25, 2017 10:17 AM
To: CPC-RecordRequest
Subject: Fwd: 357 union street construction

Begin forwarded message:

From: Anna Lewis <lewis_anna@icloud.com>
Subject: 357 union street construction
Date: April 25, 2017 at 10:13:42 AM PDT
To: andrew@tefarch.com, georgia.powell@sfgov.org, aaron.hyland.hpc@gmail.com,
karl@haszinc.com, ellen.hpc@ellenjohnckconsulting.com, RSEJohns@yahoo.com,
jonathan.pearlman.hpc@gmail.com, dianematsuda@hotmail.com, richhillissf@yahoo.com,
dennis.richards@sfgov.org, planning@rodneymfong.com, christine.d.johnson@sfgov.org,
joel.koppel@sfgov.org
Cc: Josh Lewis <jlewis@fusionstorm.com>, Anna Lewis <lewis_anna@icloud.com>

Dear San Francisco Planning and Historic Planning Departments,

Im hoping one of you can help me and my family. I just received this notice yesterday, 4/24/2017 about a meeting that happened last month on 3/21/2017.

My husband and I own 369 union street. My next door neighbor at **357 union street**, wants to build onto their carport which **will block my only 3 windows on the side my home**. This will block all natural light in my bedroom, all natural light from entering my children's bedroom and all natural light from our only bathroom. This will also completely block our view of Coit Tower.

We have owned our unit since 2005 and the building is a historic, 1906 building. What can I do to prevent this from happening?

If they go through with this our property value will decrease drastically and so will our health and quality of life, not to mention it will ruin this historic home.

Thank you for your help,

Anna and Josh Lewis
369 union street
San Francisco, Ca 94611

cell 707-363-1215 Anna
cell 415-850-4815 Josh

Notice of Pre-Application Meeting

3-6-2017

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 357 UNION ST, cross street(s) KEARNY & CASTLE (Block/Lot: 0114/036); Zoning: RH-3, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
 Any vertical addition of 7 feet or more;
 Any horizontal addition of 10 feet or more;
 Decks over 10 feet above grade or within the required rear yard;
 All Formula Retail uses subject to a Conditional Use Authorization;
 PDR-I-R, Section 313;
 ~~City~~ Business Priority Processing Program (CBPP).

The development proposal is to: add two (2) floors and two (2) units to existing one (1) unit residence.

Existing # of dwelling units:	<u>1</u>	Proposed:	<u>3</u>	Permitted:	<u>3</u>
Existing bldg square footage:	<u>2,536</u>	Proposed:	<u>5,328</u>	Permitted:	<u>6,592</u>
Existing # of stories:	<u>2</u>	Proposed:	<u>4</u>	Permitted:	<u>4</u>
Existing bldg height:	<u>20' 6"</u>	Proposed:	<u>36' 2"</u>	Permitted:	<u>40'</u>
Existing bldg depth:	<u>57' 6"</u>	Proposed:	<u>57' 6"</u>	Permitted:	<u>73.125</u>

MEETING INFORMATION:

Property Owner(s) name(s): JASON JUNG, PAULA KWOK, BETSY ING, & JUNG ALBERT
 Project Sponsor(s): HENRY KARNIKOWICZ
 Contact information (email/phone): occeap@aol.com 415-621-7533
 Meeting Address*: NORTH BEACH PIZZA 14-62 GRANT AVE SF
 Date of meeting: TUESDAY MARCH 21, 2017
 Time of meeting**: 6:00 pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfp Planning.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 April 24, 2017
Date: Monday, April 24, 2017 9:13:53 AM
Attachments: [Commission Weekly Update 4.24.17.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, April 24, 2017 9:09 AM
To: Tsang, Francis
Subject: Commission Update for Week of April 24, 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



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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](#); [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 May 1, 2017
Date: Monday, May 01, 2017 9:22:20 AM
Attachments: [Commission Weekly Update 5.1.17.doc](#)

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From: Tsang, Francis
Sent: Monday, May 01, 2017 9:19 AM
To: Tsang, Francis
Subject: Commission Update for Week of May 1, 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
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From: [Secretary, Commissions \(CPC\)](#)
To: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: MCD application at 2505 Noriega St
Date: Wednesday, April 26, 2017 8:56:41 AM
Attachments: [Letter against MCD signed.pdf](#)
[Signature list.pdf](#)

Office of Commission Affairs

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From: Peter Fong [mailto:phf.hefc@gmail.com]
Sent: Tuesday, April 25, 2017 7:47 PM
To: Perry, Andrew (CPC); Rahaim, John (CPC); Christensen, Michael (CPC); richhillssf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Sanchez, Scott (CPC); Secretary, Commissions (CPC)
Cc: Susanna Chia
Subject: MCD application at 2505 Noriega St

Dear Commissioners/Planners of the great City of San Francisco:

We residents of this great city appreciate what you have done and continue to do to make this truly a world class city. As residents of the sunset/Parkside district we are writing to ask you to reject the application for a MCD at the 2505 Noriega Street location.

Please see the attached letter along with a signature list. Thank you very much for your kind consideration.

Blessings,

**Peter
H. Fong
Hope Evangelical Free Church**

415.999.6516

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Mission Local story about auto shops
Date: Thursday, April 27, 2017 8:38:42 AM

*Jonas P. Ionin,
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From: Diane Matsuda [mailto:dianematsuda@hotmail.com]
Sent: Wednesday, April 26, 2017 3:55 PM
To: Ionin, Jonas (CPC)
Subject: Fwd: Mission Local story about auto shops

Good for Andrew to respond.
Thanks
Diane

Sent from my iPhone

Begin forwarded message:

From: Laura Wenus <laura.wenus@missionlocal.com>
Date: April 26, 2017 at 2:55:27 PM PDT
To: andrew@tefarch.com, aaron.hyland.hpc@gmail.com, karl@haszinc.com,
ellen.hpc@ellenjohnckconsulting.com, RSEJohns@yahoo.com,
dianematsuda@hotmail.com, jonathan.pearlman.hpc@gmail.com
Subject: **Mission Local story about auto shops**

Hello Commissioners,

I'm a reporter with Mission Local, which covers news in the Mission District.

Lately we've been seeing auto shops in development news a lot, and I was hoping one of you might have some thoughts about the historic value of auto shops. A few housing proposals planned for auto shops have had to work with historic elements of a building – like the building at [235 Valencia](#) formerly home to Hap Jones' motorcycle shop, the proposal for [3140 16th Street](#) that was downsized and then completely altered, and possibly [this site](#) at 1721 15th Street.

I'm curious what factors you consider about auto body shops and what kinds of things can make them worth preserving, as well as your thoughts on what designs have been successful in preserving the history of the building while also adding new development.

If any of you have some time to talk in the coming days, you can reach me at my cell (included below) or here.

Thanks very much!

Laura

Laura Wenus
Managing Editor
missionlocal.com
(650) 996-3112

From: [Jonin, 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 \(CPC\)](#); [Silva, Christine \(CPC\)](#)
Subject: RE: Advice on Public Disclosure of Information on Personal Devices
Date: Thursday, April 20, 2017 11:28:13 AM
Attachments: [Personal devices opinion 2017.pdf](#)
[Record Retention Policy - 2003.pdf](#)
Importance: High

Commissioners,

I am resending the attached City Attorney opinion on personal electronic devices and how they relate to public records. I am also including the Department's Record Retention Policy and Schedule for your reference. In addition, I would like to draw your attention to the potential issues involved with messaging (either by text, snapchat, or other application) on personal devices during, before or after meetings. There are a few issues about which you should be aware. First, texts or other communications sent to your personal device could be considered "records" and should thus be retained under the Planning Department's Record Retention Policy. These messages should not be deleted without making a copy of the message available to be included in the Department's files, to be retained in accordance with the Department's Record Retention Policy. A public record is defined in part as "a writing containing information relating to the conduct of the public's business..." The excerpt from the City Attorney's Good Government Guide addresses this issue.

If a text or other form of electronic messaging can be defined as a "Record," it must be made a part of the administrative record and is subject to retention. Deletion of such records would be in violation of the Public Records Act.

Second, public hearings are for the purposes of hearing public input and for Commissioners to let the public know your thinking on issues that come before the Planning Commission. If you are conducting off the record conversations about a project or topic that is before the Commission, you are not complying with the letter, spirit and intent of the public meeting laws, to facilitate open communication between the Commission and the public.

Finally, if commissioners are conversing among themselves about a matter that is before the Commission or that will come before the Commission, such a conversation could be considered an unlawful meeting. If a majority of Commissioners participate, such a meeting could be considered a seriatim meeting. Here is an excerpt from the Good Government Guide about this topic.

"9. Unlawful Meetings...

a. Seriatim meetings

Even if a majority of the members of a policy body are not present in one place at one time, an unlawful meeting can still occur. Cal. Govt. Code § 54952.2(b); Admin. Code §§ 67.3(b)(2), (3). The law considers communications among a majority of the members outside of a noticed public meeting a "seriatim" (or "serial") meeting. Such communications, if substantive in nature, are generally unlawful. The vice of seriatim meetings is that the public is unable to observe the policy body's receipt of information and the discussions among the members of the body, and has no opportunity to offer public comment, at what is essentially a private meeting. That the members do not reach a consensus or make a decision makes no difference. The unlawful seriatim meeting occurs because of the receipt of information and discussion among the members. And a seriatim meeting that goes further, with the members reaching a consensus or agreeing to take an action, is likewise

unlawful. Seriatim meetings can occur by use of technology, such as fax, e-mail, text message, or telephone, or through an intermediary. For example, an unlawful meeting may occur when one member, or at a member's request the clerk of the policy body, phones a majority of the members to discuss a substantive matter. Whether effected through a series of phone calls or a single conference call, such a meeting is unlawful because it involves a majority of the members."

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Ionin, Jonas (CPC)
Sent: Monday, March 27, 2017 8:44 AM
To: Christine D. Johnson; Dennis Richards (dennis.richards@sfgov.org); Koppel, Joel (CPC); Moore, Kathrin (CPC); Myrna Melgar; 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 (patricia.gerber@sfgov.org); Son, Chanbory (CPC); Silva, Christine (CPC)
Subject: FW: Advice on Public Disclosure of Information on Personal Devices

Commissioners,
Attached is a memo (not confidential) from the City Attorney's Office regarding disclosure of information on personal devices.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Kate.Stacy@sfgov.org [<mailto:Kate.Stacy@sfgov.org>]
Sent: Friday, March 24, 2017 1:01 PM
To: Ionin, Jonas (CPC); Silva, Christine (CPC)
Subject: Advice on Public Disclosure of Information on Personal Devices

**CONFIDENTIAL AND PRIVILEGED
ATTORNEY-CLIENT COMMUNICATION
AND ATTORNEY WORK PRODUCT**

Jonas and Christine, you may have already received this memo, but here is a copy of the legal advice regarding disclosure of information on personal devices. Please distribute this memo to the Planning Commission and Historic Preservation Commission, as well as Planning Department staff. Please note, it is not a confidential memo.

Kate Herrmann Stacy
Deputy City Attorney
City Hall Room 375
San Francisco, CA 94102
Tel: 415-554-4617
Fax: 415-554-4757
email: kate.stacy@sfgov.org