

FILE NO. 150637

Petitions and Communications received from June 8, 2015, through June 15, 2015, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on June 23, 2015.

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From Controller's Office, submitting City Services Benchmarking: Police Staffing report. Copy: Each Supervisor. (1)

From Controller's Office, submitting FY2015-2016 and FY2016-2017 Revenue Letter: Controller's Discussion of the Mayor's FY2015-2016 and FY2016-2017 Proposed Budget. Copy: Each Supervisor. (2)

From Entertainment Commission, submitting Extended Hours Premises Quarterly Report for March 31, 2015, through June 11, 2015. Copy: Each Supervisor. (3)

From Animal Care and Control, submitting FY2015-2016 12B Waivers for the following:  
Copy: Each Supervisor. (4)  
Animal Health International  
MWI Veterinary Supply

From Controller's Office, regarding General Obligation Bond Capacity. Copy: Each Supervisor. (5)

From Barbara Sinelnikoff, regarding sugar-sweetened beverages. File Nos. 150241, 150243, and 150245. Copy: Each Supervisor. (6)

From concerned citizens, regarding proposed ordinance on short-term rentals. 3 letters. File Nos. 150295 and 150363. Copy: Each Supervisor. (7)

From Hospitality House, regarding re-nomination of Peter Cohen as member of Citizen's Committee on Community Development. 2 letters. Copy: Each Supervisor. (8)

From Dennis Spielbauer, regarding Notice of Public Hearing. File No. 150541. Copy: Each Supervisor. (9)

From Chamber of Commerce, regarding Health Code amendment for service station bathrooms. File No. 150464. Copy: Each Supervisor. (10)

From Tenderloin Housing Clinic, regarding Condominium Conversion Project #8005. File No. 150621. Copy: Each Supervisor. (11)

From concerned citizens, regarding demolition of Mission-Bryant block. Planning Case Nos. 2013.0677CUA and 2013.0677X. 62 letters. Copy: Each Supervisor. (12)

From Lori Jensen, regarding health and corruption. Copy: Each Supervisor. (13)

From Philip Snyder, regarding Market Street mall. Copy: Each Supervisor. (14)

From Robert Cesana, regarding Assembly Bill 828. Copy: Each Supervisor. (15)

From Flora Davis, submitting signatures for petition regarding the San Francisco Mission. 57 signatures. File No. 150461. Copy: Each Supervisor. (16)

**From:** Reports, Controller (CON)  
**Sent:** Wednesday, June 10, 2015 4:02 PM  
**To:** Calvillo, Angela (BOS); Gosiengfiao, Rachel (BOS); BOS-Supervisors; BOS-Legislative Aides; Kawa, Steve (MYR); Leung, Sally (MYR); Howard, Kate (MYR); Seip, Emily (MYR); Falvey, Christine (MYR); Tsang, Francis; Elliott, Jason (MYR); Steeves, Asja (CON); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); Suhr, Chief (POL); Fountain, Christine (POL); SF Docs (LIB); gmetcalf@spur.org; bob@sfchamber.com; jballesteros@sanfrancisco.travel; CON-EVERYONE  
**Subject:** Issued: Controller's Office City Services Benchmarking: Police Staffing

Appendix F of the City Charter requires the Office of the Controller to review performance and cost benchmarks and conduct comparisons of the cost and performance of San Francisco City government with other cities, counties and public agencies that perform similar functions. The purpose of the City Services Benchmarking Report is to share comparative city service data from San Francisco and other peer jurisdictions with the public in order to increase transparency, create dialogue, and build the public's confidence regarding the City's management of public business.

This report compares police staffing of San Francisco to that of nine other peer city's police departments. From 2004 to 2014, the resident population of San Francisco increased almost 12 percent. During the same time period the number of San Francisco Police Department (SFPD) sworn officers decreased three percent. The rate of sworn officers per 100,000 residents declined 13 percent from 265 sworn officers per 100,000 residents in 2004 to 230 sworn officers in 2014.

In Fiscal Year 2013-14, San Francisco's sworn staffing levels per 100,000 residents (239 officers) and daytime population (201 officers) were lower than the peer group averages (271 and 215 officers, respectively). San Francisco's total crime rate (violent and property) per resident and daytime population in 2013 was second highest among its survey peers. While San Francisco's violent crime rate falls in the middle of its peers and is only slightly above the national average for cities with populations over 350,000, its property crime rate is second highest, only lower than Oakland, in the survey group.

To view the full report, please visit our website at: <http://openbook.sfgov.org/webreports/details3.aspx?id=2141>

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**CITY & COUNTY OF SAN FRANCISCO**

**Office of the Controller**

City Services Auditor, City Performance

# **City Services Benchmarking:**

## **Police Staffing**

**June 10, 2015**





**CONTROLLER'S OFFICE  
CITY SERVICES AUDITOR**

The City Services Auditor was created within the Controller's Office through an amendment to the City Charter that was approved by voters in November 2003. Under Appendix F to the City Charter, the City Services Auditor has broad authority for:

- Reporting on the level and effectiveness of San Francisco's public services and benchmarking the city to other public agencies and jurisdictions.
- Conducting financial and performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of processes and services.
- Operating a whistleblower hotline and website and investigating reports of waste, fraud, and abuse of city resources.
- Ensuring the financial integrity and improving the overall performance and efficiency of city government.

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## City Services Benchmarking: Police Staffing

CITY AND COUNTY OF SAN FRANCISCO

OFFICE OF THE CONTROLLER

June 10, 2015

### Summary

The City and County of San Francisco Charter requires the City Services Auditor (CSA) to monitor the level and effectiveness of City services. Specifically, CSA shall review performance and cost benchmarks and conduct comparisons of the cost and performance of San Francisco City government with other cities, counties, and public agencies performing similar functions.

This report compares police staffing of San Francisco to that of nine other peer city's police departments. We developed and sent surveys to 15 identified peers and received responses from the following police departments:

- Austin, TX
- Chicago, IL
- Dallas, TX
- Denver, CO
- Minneapolis, MN
- Oakland, CA
- Portland, OR
- San Diego, CA
- Seattle, WA

The analysis in this report is based on survey responses from peer police departments, U.S. Census data, and federally-reported crime data.

### Population and Crime

From 2004 to 2014, the resident population of San Francisco increased almost 12 percent. During the same time period the number of San Francisco Police Department (SFPD) sworn officers decreased three percent. The rate of sworn officers per 100,000 residents declined 13 percent from 265 sworn officers per 100,000 residents in 2004 to 230 sworn officers in 2014.

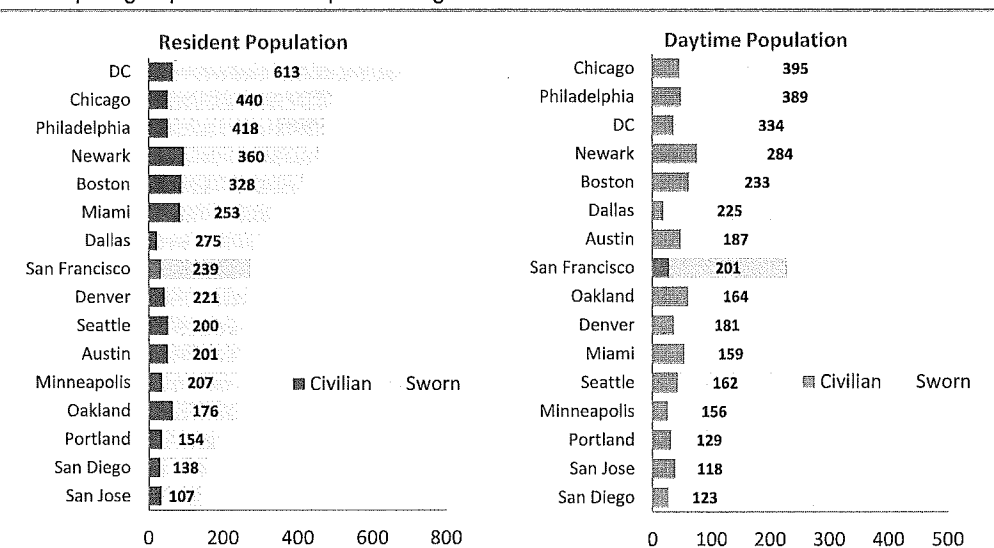
San Francisco's total crime rate (violent and property) per resident and daytime population in 2013 was second highest among its survey peers. While San Francisco's violent crime rate falls in the middle of its peers and is only slightly above the national average for cities with populations over 350,000, its property crime rate is second highest, only lower than Oakland, in the survey group.

### Police Staffing Levels

San Francisco's sworn staffing levels per 100,000 residents (239 officers) and daytime population (201 officers) are lower than the peer group averages (271 and 215 officers, respectively). San Francisco is the most densely populated city within the peer group and is relatively densely staffed by sworn officers per square mile. Compared to peers, however, San Francisco falls below the peer trend line for number of sworn officers per square mile.

However, as seen in the chart on the next page, there is a wide range of staffing levels per 100,000 residents and daytime population in the peer survey group. Chicago, Philadelphia, and Washington DC have significantly higher sworn staffing levels than most other peers and San Francisco; San Jose, San Diego, and Portland have the lowest staffing levels in the peer survey group.

San Francisco's Sworn Staffing Levels per 100,000 Resident and Daytime Population fall in the middle of the peer group but below the peer average



Source: FBI UCR, U.S. Census Bureau, Peer Survey

Police departments utilize civilian staff for non-policing, technical, and administrative functions. San Francisco has 0.14 civilians for every one sworn officer, lower than most peers as well as the national average for cities with populations over 350,000 (0.29 civilians per one sworn officer.)

### Police Staffing Spending

While San Francisco has the highest average salary and benefits per sworn officer, \$174,799, it is only third highest when this average is adjusted by the Cost of Living Index. San Francisco's overtime spending for civilian and sworn staffing falls in the middle of the peer group. SFPD's worker's compensation spending per civilian and sworn staff is higher than its peers, though its workers' compensation spending as a percent of salary spending is third highest.

### Other Police Staffing Metrics

San Francisco is among the middle number of Priority A and Priority B calls per resident and has a slightly lower number of Priority A calls per sworn officer compared to peers. San Francisco is the only police department in the peer group that responded to the survey who employs relatively more Hispanic or Latino staff than there are Hispanic or Latino residents in the City (+.04 percent difference). Though San Francisco has a proportionally larger Asian or Pacific Islander resident population than other peer cities, SFPD's largest differential of police race to resident race is in this category (-11.6 percent difference).

## Table of Contents

<b>1. Introduction.....</b>	<b>1</b>
San Francisco Police Staffing, Population, and Crime Trends 2003-2014 .....	1
Benchmarking Methodology .....	3
Peer Police Agency and City Characteristics.....	4
Violent and property crime per 100,000 residents and daytime population.....	6
<b>2. Police Staffing Levels.....</b>	<b>8</b>
Sworn and civilian staff per 100,000 residents and daytime population .....	8
Sworn officers and total crime (violent and property) per 100,000 resident and daytime population .....	9
Civilian staff ratio to sworn staff .....	11
Sworn officers and population per square mile.....	12
<b>3. Police Staffing Spending .....</b>	<b>14</b>
Average sworn staff salary and benefits actual and adjusted by cost of living index.....	14
Sworn and civilian staff salary and benefits cost per population .....	15
Overtime as a percentage of salary for staff (sworn and civilian).....	16
Officer compensation as a percent of salary for staff (sworn and civilian) .....	17
<b>4. Other Police Staffing Metrics .....</b>	<b>18</b>
Priority A and B calls per 100,000 residents and per sworn staff .....	18
Peer survey responses to event workload questions.....	20
Pedestrian and bicycle patrol responses .....	21
Police department and population reported racial categories.....	22
Police department and population race categories as a differential, comparing across race categories.....	24
<b>Appendix A – Detailed Methodology Notes .....</b>	<b>26</b>
Peer Survey Notes.....	26
Peer Survey Questions.....	27
UCR Reporting: Chicago Rape and Aggravated Assault .....	29
Cost of Living Index.....	30
Detailed Peer Survey Responses for Events Questions .....	31
Priority Calls .....	31
Race Mapping Table.....	32

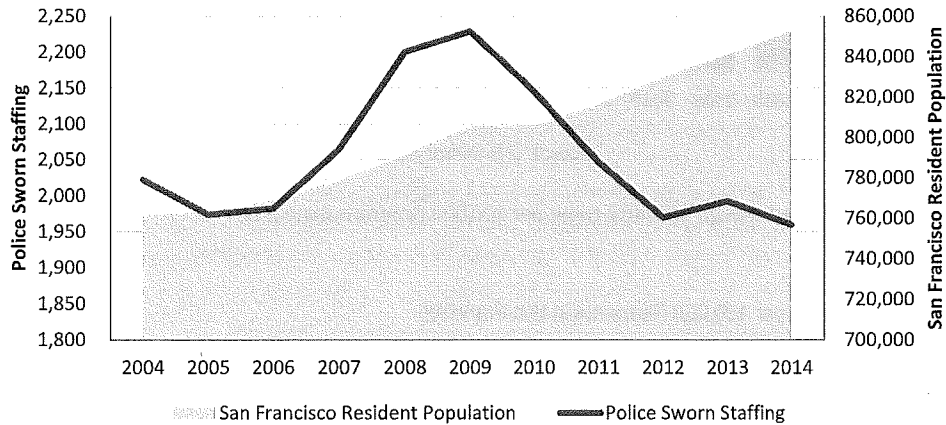
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## 1. INTRODUCTION

### San Francisco Police Staffing, Population, and Crime Trends 2003-2014

San Francisco's resident population increased almost 12 percent from 2004 to 2014 while the number of police sworn staffing decreased three percent during the same time period. Police sworn staffing is defined by the number of San Francisco Police Department (SFPD) sworn personnel less the number of SFPD sworn personnel assigned to the Airport.

**Exhibit 1** San Francisco Resident Population Compared to Police Sworn Staffing



Source: U.S. Census Bureau, SFOpenBook

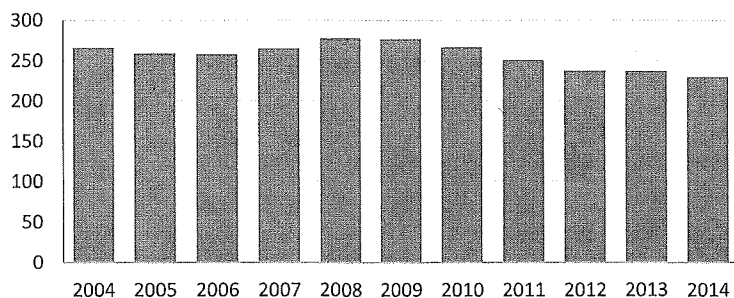
The San Francisco Charter mandates a minimum police staffing baseline of not less than 1,971 sworn full-duty officers. The Charter-mandated minimum staffing level may be reduced in cases where civilian hires result in the return of full-duty officers to active police work, pursuant to Charter Section 16.123, which provides that the Mayor and the Board may convert a required position from a sworn officer to a civilian through the budget process. A number of civilian positions have been added since the Charter amendment was passed, however, no formal certification has been approved by the Police Department.

Total sworn staffing levels displayed in Exhibit 1 include sworn personnel who are not assigned to field duties, such as those at the Academy, on administrative duty, on unpaid leave, and other reasons. These sworn positions are typically excluded for purposes of determining minimum staffing levels as defined in the Charter. In Fiscal Year (FY) 2013-14, SFPD had 1,960 sworn officers, down from 2,022 in FY 2003-04.

San Francisco's minimum police staffing mandate is somewhat unique compared to peers. Of the peers who responded to the survey administered for the analysis in this report, only one, Oakland, reported having a mandated minimum.

To see how the relative number of sworn staffing has changed over time in relation to population changes, Exhibit 2 shows the number of sworn staffing per 100,000 residents from 2004 to 2014. Over this time period, sworn staffing per 100,000 residents has decreased by 13 percent.

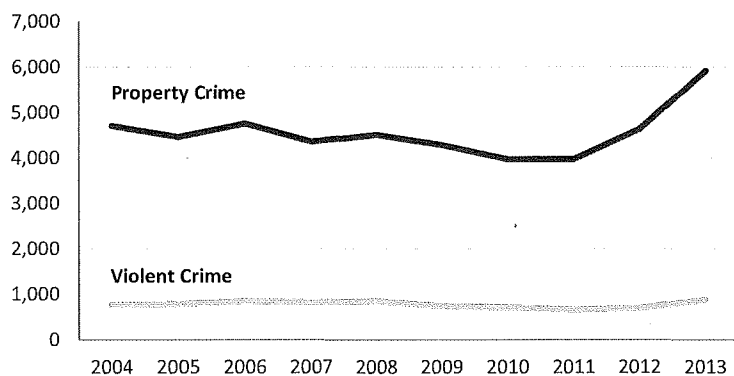
**Exhibit 2** Police Sworn Staffing per 100,000 Residents



Source: U.S. Census Bureau, SFOpenBook

From 2004 to 2013<sup>1</sup>, crime rates have fluctuated though property crime per 100,000 residents increased significantly from 2011 to 2013.

**Exhibit 3** Violent and Property Crime Rates per 100,000 Residents in San Francisco



Source: U.S. Census Bureau, FBI UCR

<sup>1</sup> Crime rates for 2014 were not available from the FBI's Uniformed Crime Reports at the time of this analysis.

## Benchmarking Methodology

### Data sources

The data for this benchmarking study comes from three sources:

1. Unified Crime Reporting System: The Uniform Crime Reports (UCR) are official data on crime in the United States, published by the Federal Bureau of Investigation. For this analysis, we used 2012-13 data, which is the most recent complete year of UCR data available. Only preliminary data for the first six months of 2014 had been published at the time of this analysis.
2. United States Census (the Census): The U.S. Census provided the demographic numbers for 2013. Resident population is from the Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2014, U.S. Census Bureau, Population Division. Daytime population is from the 2006-2010 5-year American Community Survey Estimates, U.S. Census Bureau, and an estimated additional population to account for tourism. This additional tourism estimate is based on the number of available hotel rooms in a jurisdiction, from PKF Hospitality Research, and an assumption of 1.8 people per room and a 75 percent occupancy rate.
3. Self-reporting by peer agencies: The project team developed and sent surveys to 15 peer police agencies and nine agencies responded. Additional data and survey response clarification was gathered through email and phone calls. Data gathered in the survey (e.g., staffing levels, spending, and special events) reflects Fiscal Year 2013-14. The year-over-year change in crime and population would not significantly affect staffing or spending between years (or vice versa); thus, the survey asks for the most recent departmental information that is available.

### Peer agency selection

The Controller's Office has developed a "likeness score" methodology in order to select cities most similar to San Francisco for benchmarking analyses. Peer agencies were chosen based on several screening and grouping factors (detailed below). Screening factors were used to screen agencies in or out of the peer group, based on yes/no questions. Grouping factors were used to then calculate likeness scores which compared each police department's similarity (percent difference) to the San Francisco Police Department (SFPD). Grouping factors were all weighted equally in calculating a percent difference.

The Controller's Office surveyed the cities with likeness scores ranking in the top 12, in addition to any California cities which fall in the likeness score top 20 (San Diego) or are major Bay Area cities (Oakland and San Jose). Two exceptions were excluding Sacramento, CA and including Chicago, IL in the survey.

### Screening Factors

- |  |  |   |
|--|--|---|
| • Municipal Police Department (yes/no) | • Metro Center (daytime population > resident population) (yes/no) | • Large City (resident population > 100,000) (yes/no) |
|--|--|---|



#### Grouping Factors

- Resident population
- Daytime population (population present during 9 am – 5 pm Mon-Fri, due to commuting)
- Population density (resident population per square mile)
- UCR violent crime per 100,000 residents
- UCR property crime per 100,000 residents

#### Police functions comparison considerations

To ensure that this analysis compares functions commonly performed by police departments, the Controller's Office removed certain functional areas, such as 9-1-1 call centers, parking enforcement, and airport services. To accomplish this apples-to-apples comparison, we reduced staff numbers and spending accordingly. When possible, we reduced spending by the exact amount per functional area; when peers only provided staff counts for these functions, we reduced spending by a proportional amount. Exhibit 4 summarizes the functions we removed from the analysis for those peers that responded to the survey; a more detailed summary can be found in Appendix A.

**Exhibit 4** Police Functional Areas (for Peers Who Responded to the Survey) Removed for this Analysis

City	9-1-1 Center	Parking Enforcement	Airport
Austin, TX	<input type="checkbox"/>		
Chicago, IL			<input type="checkbox"/>
Dallas, TX	<input type="checkbox"/>		
Denver, CO			
Minneapolis, MN			
Oakland, CA	<input type="checkbox"/>	<input type="checkbox"/>	
Portland, OR			
San Diego, CA	<input type="checkbox"/>	<input type="checkbox"/>	
<b>San Francisco, CA</b>			<input type="checkbox"/>
Seattle, WA	<input type="checkbox"/>	<input type="checkbox"/>	

Source: Peer Survey

#### Peer Police Agency and City Characteristics

Exhibit 5 provides an overview of key data for police department peers. The likeness score variables used to initially choose the peer group are included, as well as sworn and civilian staffing levels. The table is ordered first by whether or not the peer responded to the Controller's Office survey, and then alphabetically. New York City is included in some of the analysis in this report for comparison, but the Controller's Office did not send a survey as they do not meet peer characteristics due to their size.

Population density provided a key metric for selecting peers that are similarly dense compared to San Francisco. The analysis in this report generally normalizes the raw data in Exhibit 5 for more apt comparison, such as creating "per 100,000 residents" variables.

### Exhibit 5 Peer Overview Table of Likeness Score Variables and Staffing Levels

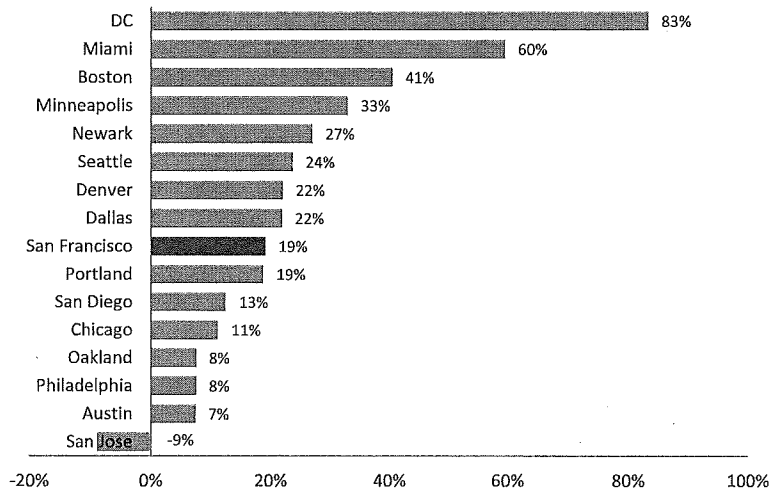
Survey Response	Peer Name	Resident Population (Census 2010 Projections to 2014)	Daytime Population (Census 2006-2010 5-year Estimates + Tourism)	Population Density (Census 2010 Projections to 2014 per Square Mile)	Total Crime (Violent + Property, UCR 2013)	FTE Sworn (Survey 2014 + UCR 2013)	FTE Civilian (Survey 2014 + UCR 2013)
Yes	Austin	887,124	953,193	3,527	44,790	1,785	463
	Chicago	2,722,307	3,029,018	11,987	121,583	11,978	1,404
	Dallas	1,260,725	1,537,548	3,681	60,604	3,462	299
	Denver	648,401	791,457	4,227	27,798	1,433	287
	Minneapolis	400,647	532,909	7,298	23,396	830	142
	Oakland	407,667	438,504	7,267	33,160	718	263
	Portland	609,520	724,215	4,538	32,574	937	225
	San Diego	1,359,844	1,530,475	4,193	37,031	1,879	413
	San Francisco	841,138	1,002,323	18,012	55,388	2,012	287
	Seattle	653,404	808,582	7,788	39,641	1,308	348
No	Boston	649,917	913,429	13,428	22,890	2,131	573
	Miami	421,363	672,399	11,803	25,873	1,066	362
	Newark	279,468	355,109	11,742	12,481	1,007	269
	Philadelphia	1,556,052	1,673,566	11,518	70,526	6,508	817
	San Jose	1,003,821	915,251	5,739	28,725	1,077	347
	Washington DC	649,111	1,190,351	10,572	37,449	3,976	427

Source: U.S. Census Bureau, FBI UCR, and Peer Survey

### Resident and daytime population considerations

For the analyses in this report, population is a key consideration for comparison. Resident population is the number of those who live in a city, sometimes called nighttime population. Daytime population is the number of people in a city during the day, including commuters and tourists.

### Exhibit 6 Percent Difference from Resident Population to Daytime Population



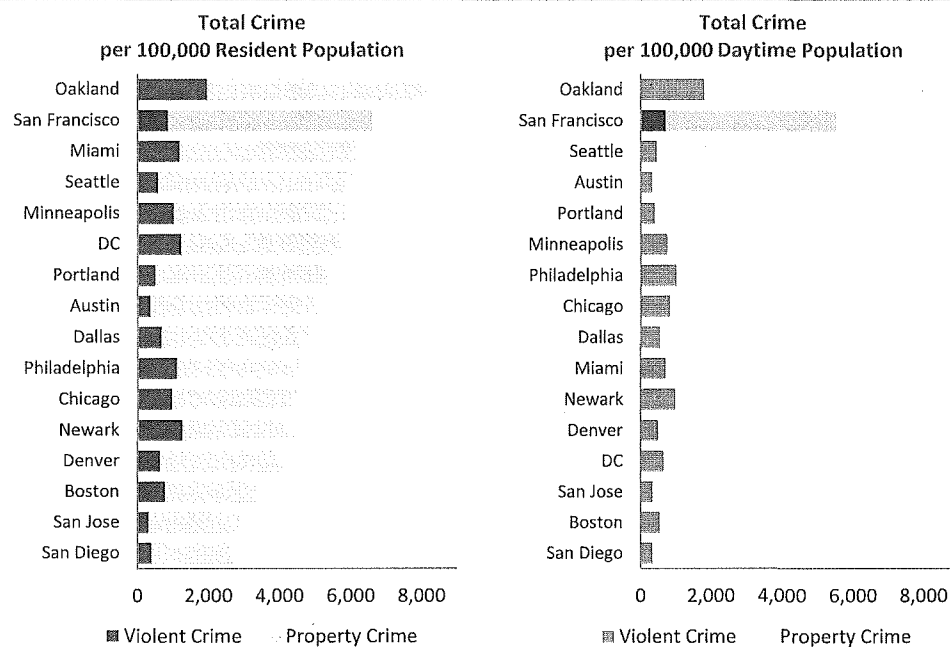
Source: U.S. Census Bureau, Peer Survey

## San Francisco has the second highest overall crime and is second highest in property crime among the peer group

Violent and property crime per 100,000 residents and daytime population

San Francisco's total crime per 100,000 residents and daytime population is second highest, among peers. Oakland has the highest total crime rates for both resident and daytime population. Total crime per 100,000 residents was calculated by taking the total amount of crime reported in UCR and dividing it by the resident and daytime populations and multiplying it by 100,000. Violent crime and property crime were calculated using the same method.

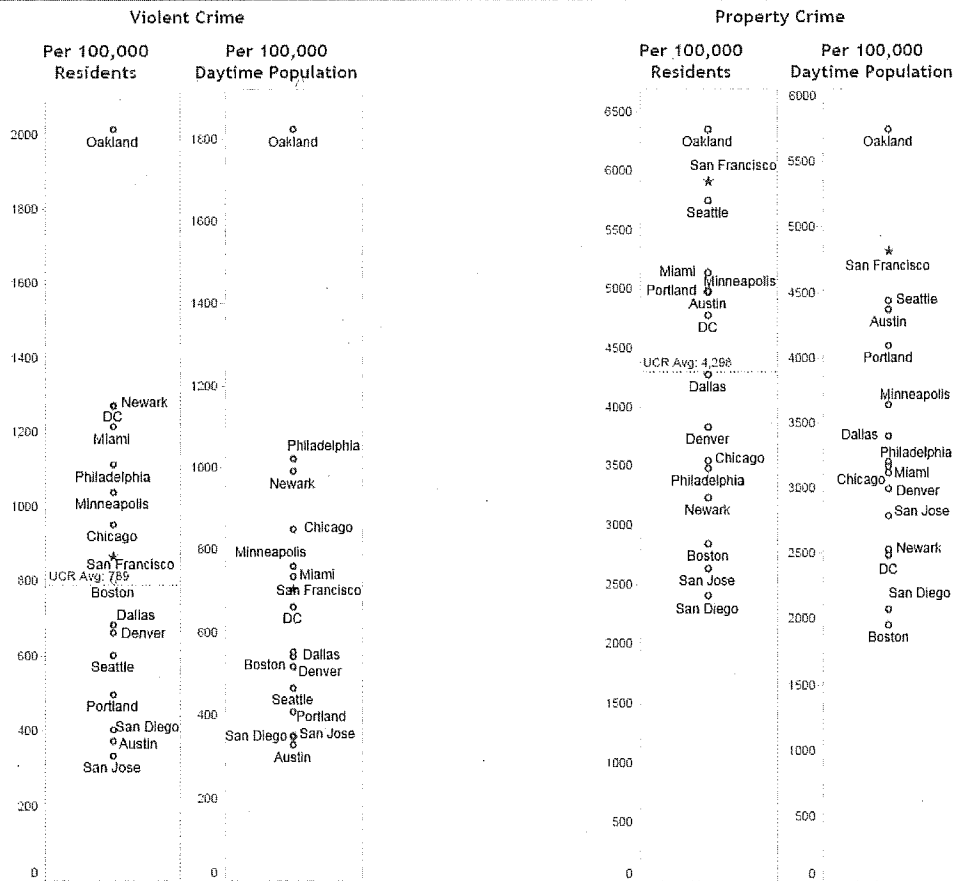
**Exhibit 7** Total Crime per 100,000 Resident and Daytime Population



Source: FBI UCR, U.S. Census Bureau

Exhibit 8 shows the relative ranking of peers to San Francisco for both violent and property crime per 100,000 residents and daytime population. San Francisco falls in the middle of the range for violent crime for both resident and daytime population and slightly above the national average of cities with populations greater than 350,000. San Francisco, however, is second in property crime rates for residents and daytime population, well above the national average of cities with populations greater than 350,000.

## Exhibit 8 Violent and Property Crime per 100,000 Residents and Daytime Population



Source: FBI UCR, U.S. Census Bureau

### New York City

When choosing peers comparable to San Francisco, New York does not warrant inclusion in this list due to its population and police department size. However, it may be illustrative to show how San Francisco ranks against New York in some of the key analyses in this report.

#### Staffing per population

New York is significantly more densely populated than San Francisco which can account for differences in sworn staffing levels. Per 100,000 residents, New York has over two-thirds more sworn staff (413 officers to 239 officers). However, New York has almost double the number of sworn staff per 100,000 daytime population compared to San Francisco (394 officers to 201 officers), as San Francisco has a greater increase in population during the day than New York (19 percent in San Francisco compared to eight percent in New York).

#### Crime per population

In contrast to staffing differences, New York has significantly less crime per residents than San Francisco. Per 100,000 residents, New York has 621 violent crime cases to San Francisco's 840 and also has lower property crime rates (1,682 to San Francisco's 5,754). The difference in violent and property crime rates between New York and San Francisco is not as wide when looking at crime rates per 100,000 daytime population.

## 2. POLICE STAFFING LEVELS

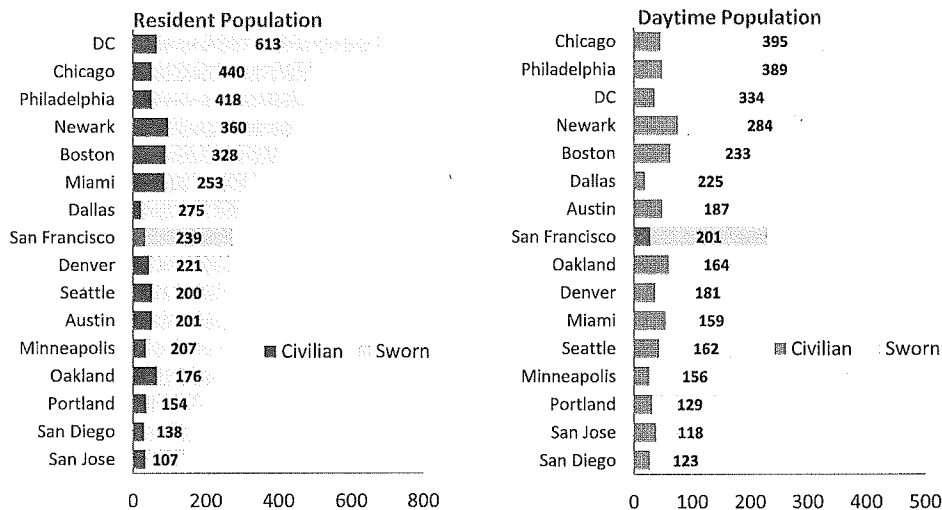
The analysis in this section looks at police staffing levels for all peers compared to crime, population, population density, and civilian to sworn staff ratios. For those peers who responded to the survey, actual Fiscal Year 2013-14 staffing data is included; for all other peers, the analysis used staffing levels from the FBI's UCR dataset.

### San Francisco falls in the middle of the peer group for sworn officer staffing per 100,000 residents and daytime population

Sworn and civilian staff per 100,000 residents and daytime population

San Francisco's staffing per 100,000 residents (239 officers) and daytime population (201 officers) ranks near the middle of its peer group though is marginally lower than the peer averages (271 and 215 officers, respectively). San Francisco has the second lowest civilian staffing rate (34 civilians) in the peer group per 100,000 residents and is third lowest for 100,000 daytime population (29 civilians). Washington DC outpaces other peers by far in terms of sworn staffing rate per 100,000 residents (613 sworn officers per 100,000 residents), compared to the next highest peer, Chicago (440 sworn officers per 100,000 residents). However, Washington DC's staffing rate per 100,000 daytime population drops to third among the peer group due to the large influx of people in the jurisdiction during the day. The chart is ordered in descending order of total police staff.

**Exhibit 9** Sworn and Civilian Staffing per 100,000 Residents and Daytime Population



Source: FBI UCR, U.S. Census Bureau, Peer Survey

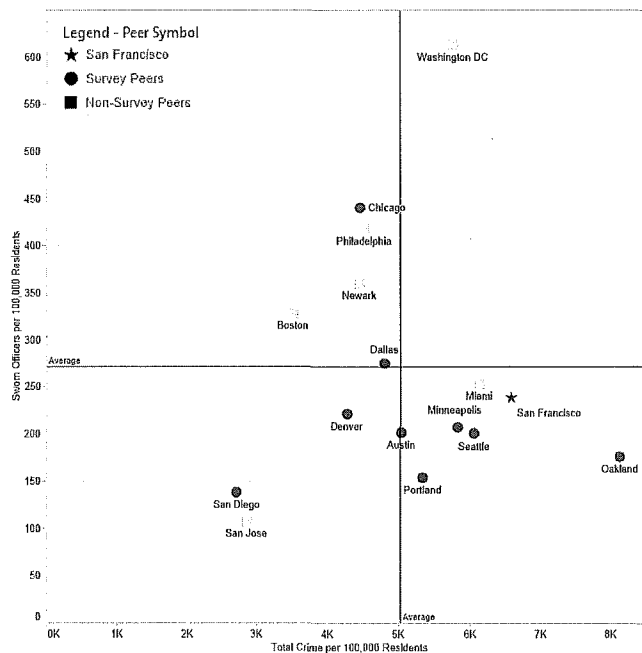
While staffing per daytime population is a useful metric to understand police saturation in a given city, this variable should be considered within the context of crime, land area, population density, and police department spending, among other factors. Additionally, it is important to note that looking at data in terms of averages or ranks is not necessarily informative in terms of policy – San Francisco may be average or below average in terms of staffing per resident or daytime population, but by itself, this data does not necessarily suggest a need for more or less officers. Staffing and deployment models, methods of community policing, and crime analysis must be considered holistically.

### San Francisco is below the peer average for sworn officers and total crime per resident and daytime population

Sworn officers and total crime (violent and property) per 100,000 resident and daytime population

Amongst its peer group, San Francisco has the second highest crime per 100,000 residents (second only to Oakland), and San Francisco's sworn officer staffing per 100,000 residents is slightly below average compared to the peer group. Exhibits 10 and 11 compare sworn officers and total crime for both resident population (Exhibit 10) and daytime population (Exhibit 11). The horizontal axis represents the total crime rate (violent + property) per 100,000 residents and the vertical axis represents sworn officer staffing per 100,000 residents. The crossing lines are averages for each of the axes.

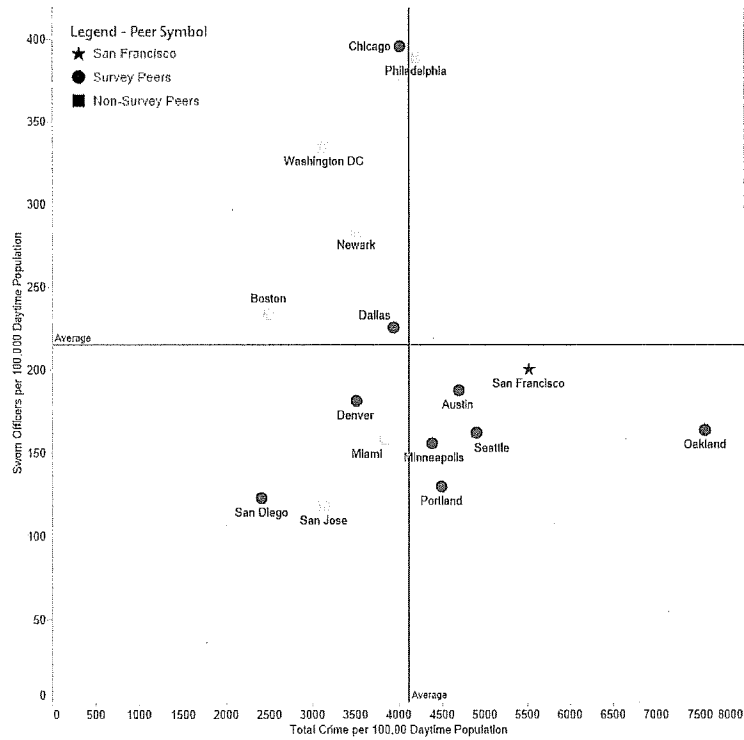
**Exhibit 10** Total Crime vs. Sworn Staffing per 100,000 Residents



Source: U.S. Census Bureau, FBI UCR, Peer Survey

Exhibit 11 shows the same analysis, using daytime instead of resident population. The placement of the cities changes, due to the population difference between resident and daytime population (see Exhibit 2). San Francisco remains lower in sworn officers per 100,000 daytime population compared to 100,000 resident population

**Exhibit 11** Total Crime vs. Sworn Staffing per 100,000 Daytime Population



Source: U.S. Census Bureau, FBI UCR, and Peer Survey

## San Francisco has a lower civilianization rate compared to the peer group

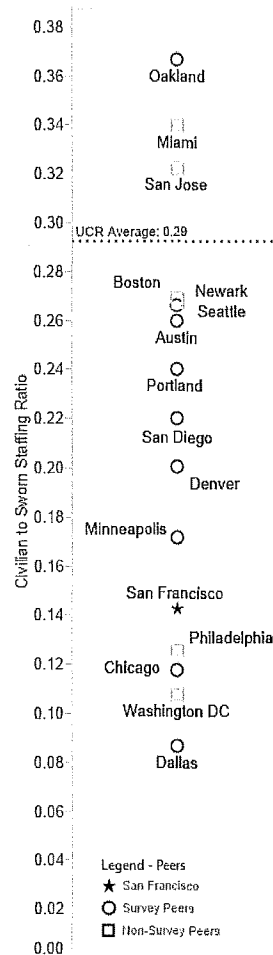
### Civilian staff ratio to sworn staff

For every sworn officer, San Francisco has 0.14 civilian staff – a civilian-to-sworn staffing ratio which is fifth lowest of the peer group and below the peer average of 0.21<sup>2</sup>. Exhibit 6 includes a UCR average for cities with a population greater than 350,000 for comparison (0.29). Peers who responded to the survey as well as those who did not are included in the chart.

Oakland has the highest civilianization rate, with 0.37 civilian staff per sworn officer. Police departments use civilian staff for non-policing, technical, and administrative tasks. A higher rate of civilianization would indicate that civilians provide more of these law enforcement support functions, freeing up sworn staff to focus on direct law enforcement activities. Police departments can also integrate civilian staff into patrol and investigations functions, representing a shift to a more thorough use of civilians and more effective use of sworn personnel for the work for which they are best suited.

Exhibit 12 was produced by dividing civilian staff by sworn staff (both as reported in the survey and reported to FBI's UCR dataset). The vertical axis represents the number of civilian staff to every one sworn staff.

**Exhibit 12** Number of Civilian Staff per One Sworn Officer



Source: FBI UCR, Peer Survey

<sup>2</sup> San Francisco Police Department's Airport Bureau includes a significant proportion of San Francisco's civilian staff, 146 of SFPD's 433 total civilian positions (34%). If Airport Bureau staff is included in this measure, San Francisco has 0.2 civilian staff per sworn officer.

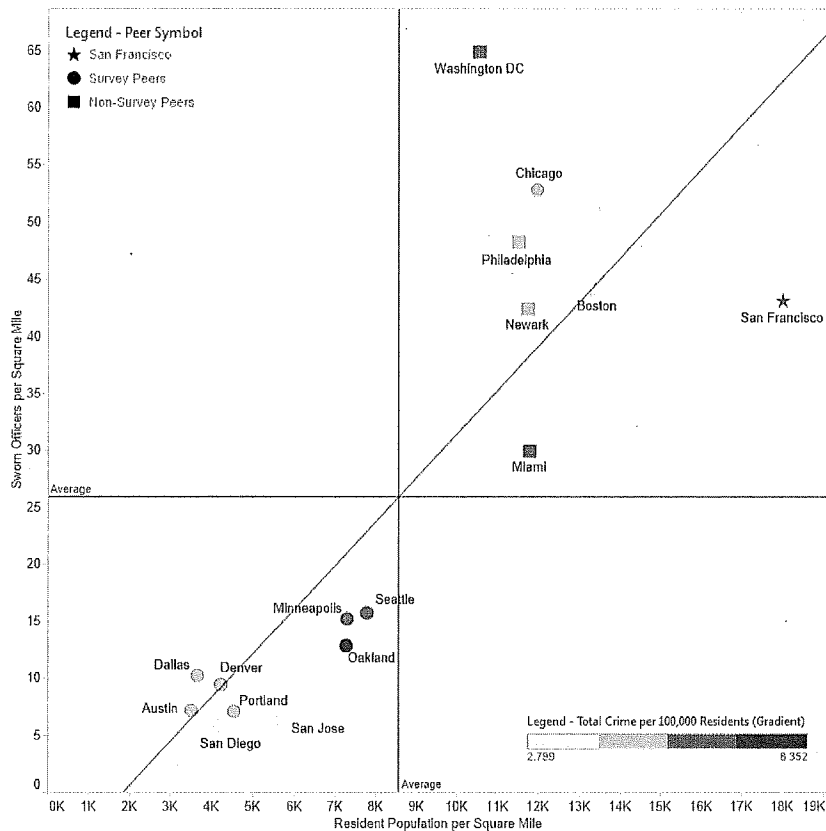


**San Francisco is very densely populated and densely staffed by sworn officers but falls below the expected number of sworn officers per square mile compared to peers**

**Sworn officers and population per square mile**

San Francisco is the most densely populated city within the peer group, in terms of residents per square mile, and is relatively densely staffed by sworn officers per square mile. In Exhibit 13, the horizontal axis represents population density (residents per square mile) and the vertical axis represents sworn officer staffing density (sworn officers per square mile). The crossing lines are averages for each of the axes. Included in this chart is a diagonal trend line which shows that population density and sworn officer staffing density are generally correlated.

**Exhibit 13 Resident Population per Square Mile vs. Sworn Officers per Square Mile**

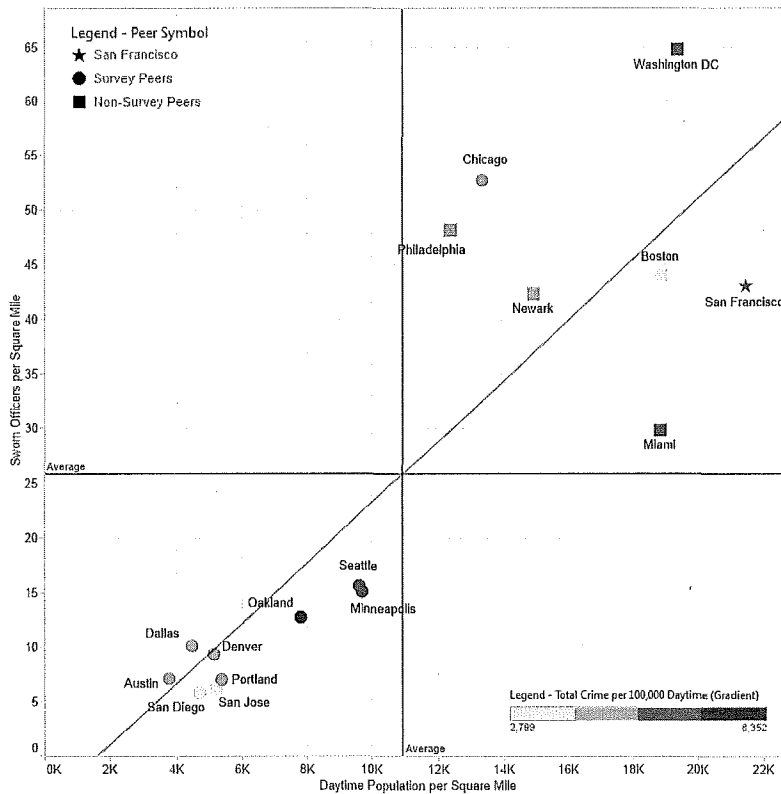


Source: U.S. Census Bureau, FBI UCR, Peer Survey

While San Francisco still has the most residents per square mile in this analysis, it is further from the trend line which could indicate that it is not as highly staffed by sworn officers per square mile as might be expected.

Exhibit 14 shows the same analysis, using daytime instead of resident population. The relative placement of the cities does not change significantly due to the population difference between resident and daytime population.

**Exhibit 14** Daytime Population per Square Mile vs. Sworn Officers per Square Mile



Source: U.S. Census Bureau, FBI UCR, Peer Survey

Understanding population density in relation to sworn officer staffing density may be an important proxy indicator of the amount of resources available to any given resident in any given area of a city. However, response times, workload time spent on different policing activities, and deployment models would provide more substantive insight into the relationship between staffing ratios and their impact on resource allocation to residents.

### 3. POLICE STAFFING SPENDING

The analysis in this section looks at police staffing spending for salary, benefits, overtime, and workers' compensation. Only actual data from peers who responded to the survey are included in this section.

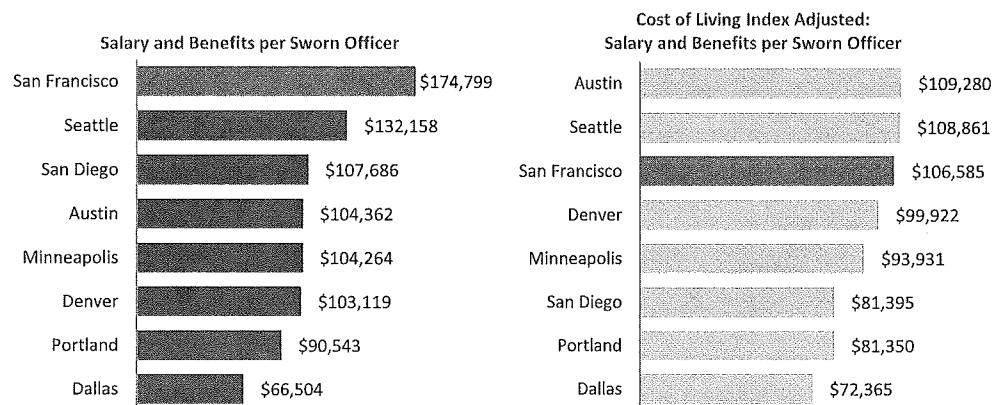
**While San Francisco has the highest average salary and benefits per sworn officer, it is only third highest when the average is adjusted by the cost of living index**

Average sworn staff salary and benefits actual and adjusted by cost of living index

Compared to peers, San Francisco has the highest average salary and benefits for sworn officers. However, adjusting this average by a cost of living index, San Francisco ranks third highest for average salary and benefits per sworn officer.

The cost of living index adjusted salary and benefits per sworn officer was calculated by applying the 2010 census cost of living 100 percent composite index; these rates are listed in Appendix A. However, this adjustment is created only for purposes of illustration to account for regional variations in the cost of living. In reality, many factors account for the cost of salary and benefits for different regions.

**Exhibit 15** Average Salary and Benefits per Sworn Officer and Adjusted by Cost of Living Index



Note: Chicago and Oakland have been excluded from this analysis due to incomplete information.

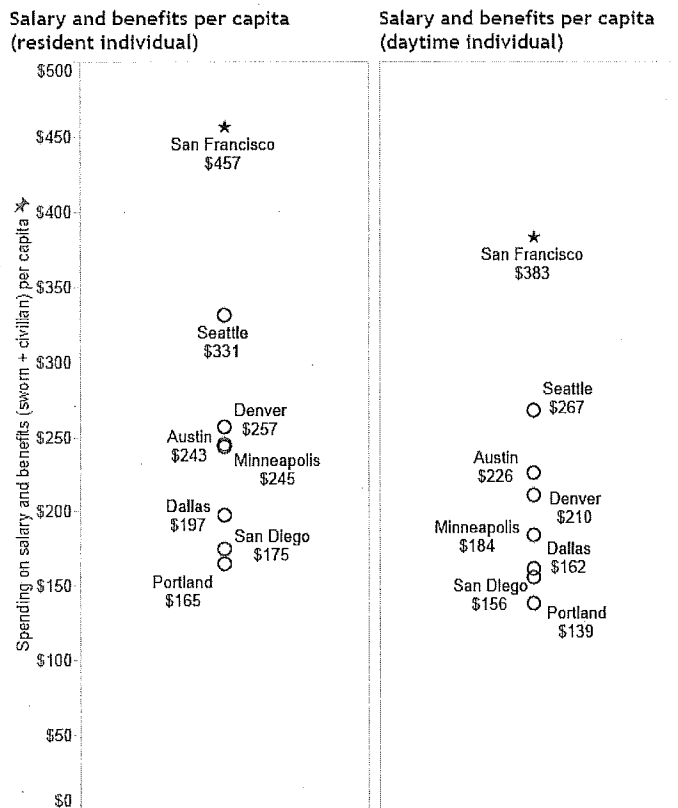
Source: U.S. Census Bureau, Peer survey

## San Francisco spends more per capita (resident and daytime population) on sworn officer salary and benefits

### Sworn and civilian staff salary and benefits cost per population

Exhibit 16 displays the ranking of sworn officer salary and benefits costs for each resident or daytime population individual as reported in the peer survey for Fiscal Year 2013-14. San Francisco is significantly higher than peers in each of these categories. Sworn officer salary and benefits represents \$457 for each resident and \$383 for every daytime population individual in San Francisco. Exhibit 15 on the previous page shows that San Francisco's sworn officer salary and benefits costs rank third when adjusted by the Cost of Living Index (COLI). If the COLI is applied in Exhibit 16, the rankings would change, but the actual cost per resident and daytime population does not change.

**Exhibit 16** Sworn Officer Salary and Benefits Cost per Capita (Resident and Daytime Population)



Note: Chicago and Oakland have been excluded from this analysis due to incomplete information.

Source: U.S. Census Bureau, Peer Survey

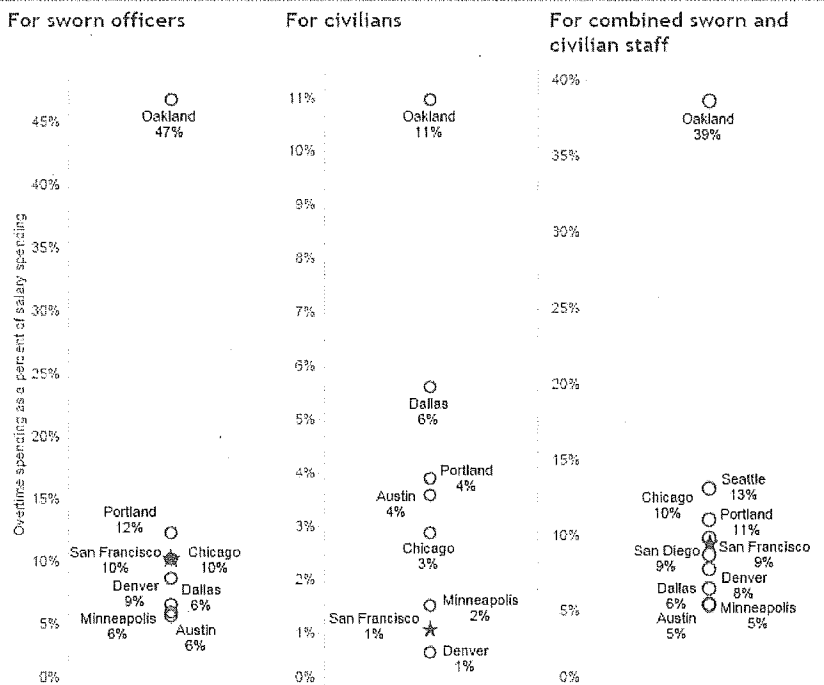
## San Francisco's overtime spending falls in the middle of the range compared to peers

Overtime as a percentage of salary for staff (sworn and civilian)

San Francisco spends the median amount on overtime, as a percent of salary spending, for sworn staff for combined sworn and civilian staff (right chart in Exhibit 17), compared to peers. San Francisco has the second lowest overtime spending, as a percent of salary spending, for civilian officers (middle chart), though civilian overtime is only a small proportion of San Francisco's overtime spending.

Overtime spending as a percent of salary spending was calculated by taking the total spending on overtime and dividing it by the total spending on salaries. Peer agencies that did not provide overtime broken out by sworn and civilian staff were omitted from calculations.

**Exhibit 17** Overtime Spending as a Percent of Salary Spending



Note: San Diego and Seattle did not report overtime spending broken out by sworn officers and civilians; they are included in the chart "For combined sworn and civilian staff" only.

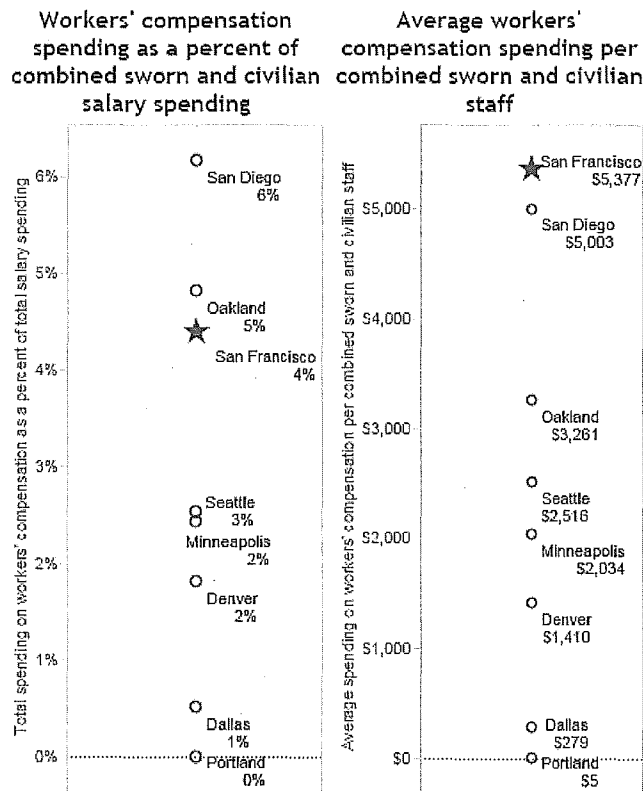
Source: Peer Survey

**San Francisco's workers' compensation spending per staff is higher than peers and third highest as a percent of salary**

Workers' compensation as a percent of salary for staff (sworn and civilian)

San Francisco spends four percent of salaries on worker's compensation, third highest amongst the peer group, though the average workers' compensation spending per staff is highest in San Francisco. Workers' compensation as a percent of salary was calculated by taking the total amount spent on workers compensation divided by the total spending on salaries. Workers' compensation per staff was calculated by taking the total spending on workers' compensation and dividing it by the total number of combined sworn officers and civilian staff.

**Exhibit 18 Workers' Compensation**



Note: Austin and Chicago did not report workers' compensation and were therefore omitted.

Source: Peer Survey

#### 4. OTHER POLICE STAFFING METRICS

The analysis in this section looks at calls for service, peer responses to events workload questions as well as pedestrian and bicycle patrols, and the racial makeup of police staff compared to population. Only peers who responded to the survey are included in this section.

**San Francisco is among the middle number of Priority A and combined A and B calls per resident and has a slightly lower number of Priority A calls per sworn officer**

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Priority A and B calls per 100,000 residents and per sworn staff

When people call 911, police officers are dispatched based on a prioritization system which orders calls based on the immediacy of threat to life or property, as well as whether or not a crime is in progress or has already been committed. Priority A and B (sometimes called Priority 1 and 2) calls are the most urgent, and Priority C calls (sometimes called Priority 3) are less urgent. Priority A calls usually make up the smallest proportion of 911 calls, followed by Priority B then Priority C. San Francisco's Department of Emergency Management defines priority calls in the following way:

##### **A-Priority: CITY WIDE RESPONSE**

The following are some of the guidelines for assigning "A" priority calls:

- There is present or imminent danger to life or major property.
- The suspects of a crime involving loss of life or serious bodily harm are in the area and might be reasonably apprehended.
- A major crime scene must be protected.
- A juvenile is missing or involved in sexual abuse or assault.
- An elderly person or other "at risk" person is missing.

##### **B-Priority: DISTRICT WIDE RESPONSE**

The following are some of the guidelines for assigning "B" priority calls:

- There is potential for physical harm, or damage to property.
- The suspect may be in the area.
- The crime has just occurred.

##### **C-Priority: SECTOR RESPONSE**

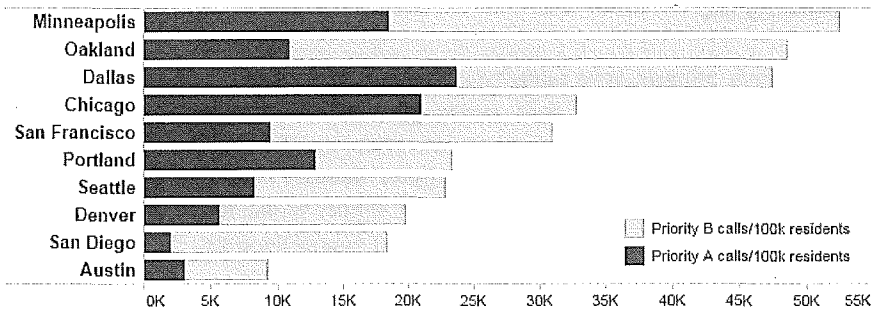
The following are some of the guidelines for assigning "C" priority calls:

- There is no present or potential danger to life or property.
- The suspect is no longer in the area.
- The crime scene is protected (victim cooperative).

San Francisco is among the middle, compared to peers, in the total number of Priority A and B calls combined as well as in the number of Priority A calls per resident.

## Exhibit 19 Priority A and B Calls for Service per 100,000 Residents

### Priority A and B calls for service

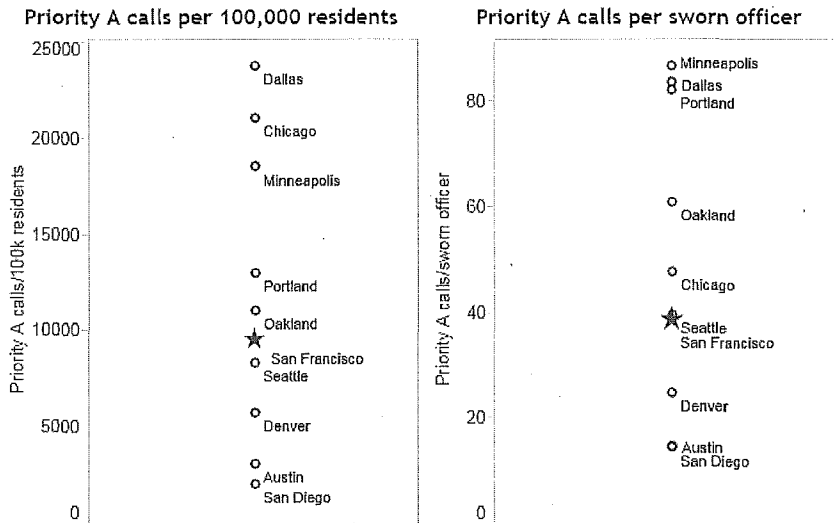


Source: U.S. Census Bureau, Peer Survey

Calls for service and number of sworn officers were reported by peers in the peer survey.

San Francisco has a slightly lower number of Priority A calls per sworn officer compared to peers. By this analysis, every sworn officer in San Francisco receives about 39 Priority A calls per year, or over three Priority A calls per month. However, not every sworn officer is assigned to patrol (e.g. some handle administrative duties); so in reality, sworn patrol officers handle more calls per year than represented in Exhibit 20.

## Exhibit 20 Priority A Calls for Service per 100,000 Residents and per Sworn Officer



Source: U.S. Census Bureau, Peer Survey



## Police departments vary significantly with respect to tracking costs and workload time associated with special events

### Peer survey responses to event workload questions

Special events such as festivals, sporting events, protests, large conferences, and holiday parades can put a significant burden on police staffing responsibilities. Such events often involve a high concentration of people in a relatively small area, require special security attention, and therefore require additional police resources than regular deployment. Six out of ten peer agencies have a separate supplemental law enforcement service program which requires outside entities to pay for police services (i.e. police departments are reimbursed for certain special events work). Four of these six departments include overtime costs in the reimbursed funds.

In general, if special reimbursement programs do not exist for special events, the police department would bear the burden of special events policing costs that go beyond the scope of normal policing duties – these costs may come directly from the regular police department staffing budget or the city's general fund. In many cases, these efforts require overtime, which is more costly than regularly budgeted staffing.

Exhibit 21 provides a summary of responses to special events questions in the survey. It is important to note that all police departments in the peer group track and reported special events differently, which makes comparison difficult. For example, while some peers reported many special events, some peers only selected the largest events they covered. No department (with exception of San Diego, whose special events funding does not come from a special reimbursement program) claimed to have a full picture of their special events staffing costs or hours.

**Exhibit 21** Police Department Special Events Data

Peer Name	Special Events - Does your agency have a separate supplemental law enforcement services program which requires outside entities to pay for services? (Y/N)	Special Events - If you answered yes to 16d, are the overtime costs associated with the program included in the reimbursed funds for special events staffing (as answered in question 16b)? (Y/N/(n/a))	Special Events - For FYE 2014, what was the total cost incurred for police staffing at special events? (\$)	Special Events - How many staff hours were spent on special events in FYE 2014? (# of hours)	Special Events - Of the total cost incurred for police staffing at special events in FYE 2014, how much of these costs were reimbursed? (\$)
Austin	Y	N	1,219,303	23,651	31,630
Chicago	Y	Y	2,000,000	34,000	1,400,000
Dallas	No Answer	No Answer			
Denver	Y	N			1,355,799
Minneapolis	N	No Answer	367,000	5,735	0
Oakland	Y	Y	6,524,448	31,057	2,172,033
Portland	Y	Y	1,205,373	20,626	853,018
San Diego	N	No Answer	5,563,566	107,618	3,487,669
San Francisco	Y	Y	16,496,190	183,291	11,617,920
Seattle	N	No Answer		148,572	588,871

Source: Peer Survey

It is difficult to determine exactly how many police hours are spent on special events. However, answering this question can have important budgetary and operational implications. The SFPD provided an approximate estimate of on duty hours (and costs) during Fiscal Year 2013-14 for special events not covered under San Francisco's supplemental law enforcement services program (10B) of 36,600 additional hours at a cost of \$2,991,318. For more detailed responses to all events questions in the survey, see Appendix A.

## Most peer police departments deploy pedestrian or bicycle patrols

### Pedestrian and bicycle patrol responses

All peer cities that responded to this question deploy pedestrian (foot beats) or bicycle patrols. Many cities were unable to provide information on the daily percentage of staff in Patrol assigned to these functions. Dallas has the highest percent daily staffing at 60 percent. San Francisco falls in the middle of the range, among peers who reported, at 4.3 percent.

### Exhibit 22 Pedestrian or Bicycle Beats Peer Responses

Peer Name	Foot Beats - In Patrol, were officers assigned to pedestrian (foot beats) and/or bicycle patrol in the calendar year 2013?	Foot Beats - What was the average daily percentage of staff in Patrol assigned to pedestrian/bicycle duties? (%)	Foot Beats - Do you have any additional notes about footbeats or other similar special patrols in your city?
Austin	Yes	No Answer	Do not keep history of footbeats.
Chicago	No Answer	No Answer	No Answer
Dallas	Yes	60%	No Answer
Denver	Yes	No Answer	No Answer
Minneapolis	Yes	No Answer	Approximately 36 officers for regular assignment but only during late spring through early fall. Reporting of percentage of footbeats staffed daily could be misleading due to weather and use of bike patrols during special events, such as All Star Games.
Oakland	Yes	Less than 5%	The Oakland Police Department staffs only one dedicated foot patrol unit. This unit has a sergeant and three officers and is assigned to the downtown area.
Portland	Yes	No Answer	Portland Police primarily operates foot patrol and bike patrol out of one of the bureau's three precincts. These assignments fluctuate in frequency and staffing levels throughout the year, due to response to weather, tourism cycle, special events, and anticipated marches, protests, and events that draw large crowds.
San Diego	Yes	2.3%	Bicycle patrols are used in 3 of the 9 patrol divisions in business and entertainment districts and at the beach and boardwalk during the summer.
San Francisco	Yes	4.3%	No Answer
Seattle	No Answer	No Answer	No Answer

Source: Peer Survey

It is difficult to tell what kind of information the daily percentage of staff in pedestrian or bicycle patrol can tell us when comparing across peers, as deployment models and policing strategies vary from city to city.

## **Police departments vary in achieving race parity compared to their residential populations, but all police departments have a high percentage of white staff**

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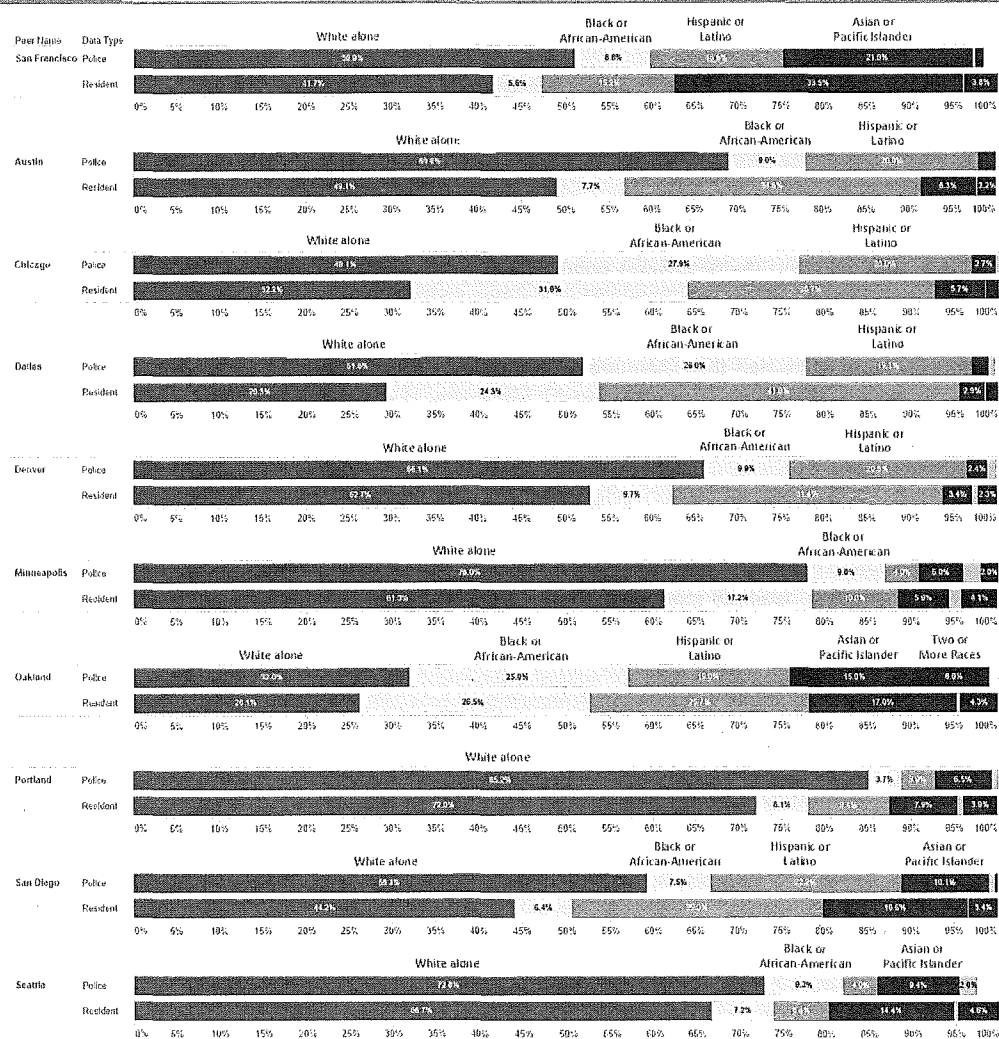
### Police department and population reported racial categories

While there is significant variation in the racial makeup of police departments in the peer group, all peers have a majority of white staff, with the exception of Oakland (32 percent) and Chicago (49 percent). However, for both Oakland and Chicago, white staff make up the largest race group within the department. San Francisco has 51 percent white staff; the next largest groups for San Francisco are Asian or Pacific Islander, then Hispanic or Latino, and then Black.

Most peer cities also have predominantly white resident populations. Chicago, Dallas, and Oakland are exceptions, with Black and Hispanic/Latino populations that each constitute about the same percentage of the population as the white population. Oakland also has a sizeable population that is Two Races, Other, or Unknown. San Francisco's resident population in 2010 was 42 percent White, five percent Black, 15 percent Hispanic or Latino, 34 percent Asian or Pacific Islander, and four percent Two or More Races, Other, or Unknown. San Francisco has a proportionally larger Asian or Pacific Islander resident population than all of the peer cities.

Police staffing racial data in Exhibit 23 is based on police department survey responses; resident data is based on Census 2010 race categories. For police data, peers were asked to provide their staff's racial makeup using U.S. Census Bureau categories, or categories that resemble Census categories as closely as possible. In order to compare categories across departments, the race categories below represent a combination of commonly reported categories and closely resembles high-level Census categories. See Appendix A for a table showing the mapping of peer race category responses onto a normalized race category schema applied across all departments, as is used in this chart.

# Exhibit 23 Police Department vs. Peer Group Resident Race Categories<sup>3</sup>



Source: U.S. Census Bureau, Peer Survey

Many police departments attempt to hire staff based on achieving racial/ethnic parity with their constituent communities. San Francisco's police department has not achieved total racial/ethnic parity, but, as a percent, does employ more Black or African-American staff than there are Black or African-

<sup>3</sup> Not all police department reported race categorizations add up to exactly one hundred percent – this is likely due to rounding issues associated with police department data collection.

American residents in the city. San Francisco is also the only city in the peer group that, as a percent, employs more Hispanic or Latino staff than there are Hispanic or Latino residents in the city.

**As a percent, all police departments employ significantly more white staff than there are white residents in their city and have the greatest lack of staffing parity in comparison with Hispanic or Latino and Asian or Pacific Islander communities**

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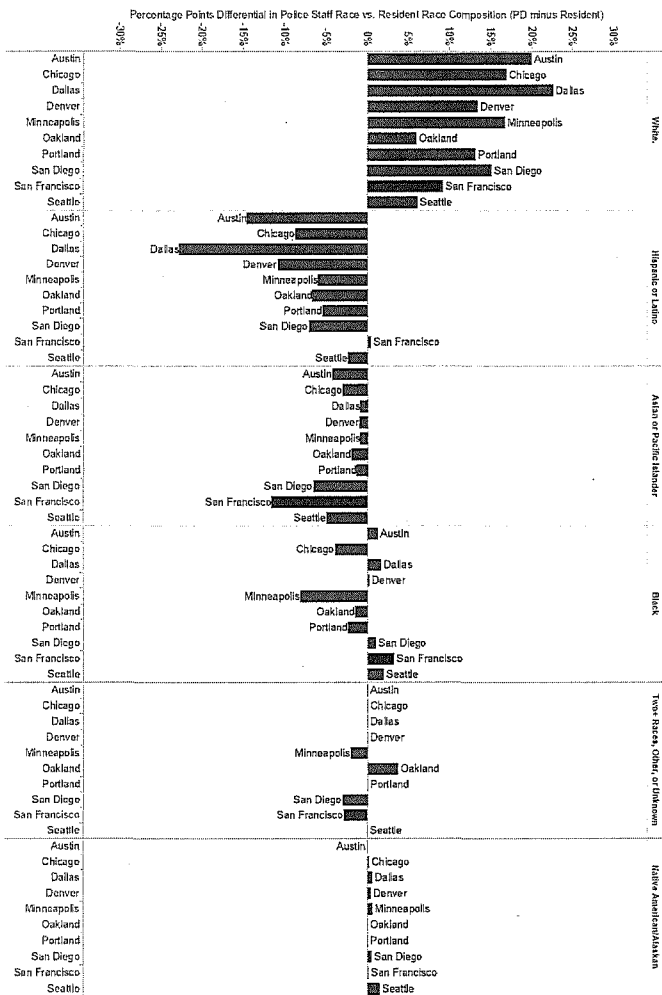
Police department and population race categories as a differential, comparing across race categories

The bars in Exhibit 24 on the next page represent the percentage point difference in police staff race compared to resident race composition. For example, all of the bars for the white race category represent a positive percent differential – this means that, comparing police staff to resident race, all police departments employ relatively more white staff than there are white residents. Alternatively, all of the bars for Asian or Pacific Islander represent a negative differential – this means that, comparing police staff to resident race, all police departments employ relatively less Asian or Pacific Islander staff than there are Asian or Pacific Islander residents.

Hispanic or Latino people are the least represented in police departments, when compared with the percent of the resident population they represent. San Francisco, however, is the only police department in the peer group which employs relatively more Hispanic or Latino staff than there are Hispanic or Latino residents in the city – with a just +0.4 percent difference between the police staff race composition and resident population composition.

Among other race groups, there is some variation between police departments in terms of achieving police-to-resident racial parity. Native Americans and Alaska Natives, however, are better represented in all police departments when compared with the resident population.

**Exhibit 24**  
**Police Department vs. Resident Race Categories as a Differential, Comparing Across Race Categories**



Source: U.S. Census Bureau, Peer Survey

## APPENDIX A – DETAILED METHODOLOGY NOTES

### Peer Survey Notes

The table below details the calculations the project team made to remove certain functions from individual police department survey responses. In cases where agencies did not provide overtime hours and spending, the project team reduced the reported data by an amount commensurate with the reduction in staff.

City	Functional areas removed	Additional considerations
Austin, TX	<ul style="list-style-type: none"> <li>911</li> </ul>	<ul style="list-style-type: none"> <li>Spending on salaries, benefits, and overtime for 911 staff was estimated by multiplying the overall spending in each of those spending categories by the proportion of sworn and civilian staff in the department overall.</li> </ul>
Chicago, IL		
Dallas, TX	<ul style="list-style-type: none"> <li>911</li> </ul>	
Denver, CO		
Minneapolis, MN		<ul style="list-style-type: none"> <li>The salary information provided by the Minneapolis Police Department does not include accruals.</li> </ul>
Oakland, CA	<ul style="list-style-type: none"> <li>911</li> <li>Parking enforcement</li> </ul>	<ul style="list-style-type: none"> <li>Benefits were omitted from calculations due to questions regarding the accuracy of the data provided.</li> <li>Workers compensation data was provided by the Oakland Risk Management Department.</li> </ul>
Portland, OR		<ul style="list-style-type: none"> <li>The total number of sworn and civilian FTEs and all related spending includes at least 8.5 limited term FTEs.</li> <li>The Portland Police Bureau includes a Transit Division.</li> </ul>
San Diego, CA	<ul style="list-style-type: none"> <li>911</li> <li>Parking enforcement</li> </ul>	<ul style="list-style-type: none"> <li>Spending includes standard hour and non-standard hour employees.</li> <li>The total amount spent on salaries was originally reported to us with overtime included. After communicating with a representative from the San Diego Police Department (SDP), the amount of spending on overtime was subtracted from total salary spending.</li> <li>The SDP provided a combined total of sworn and civilian spending on salaries. Based on the recommendation of the SDP, sworn and civilian salary spending is respectively estimated based on 85% and 15% proportion of total salary costs.</li> <li>Total benefit spending for combined sworn and civilian staff was provided by the SDP. Spending on</li> </ul>

City	Functional areas removed	Additional considerations
		benefits is estimated to be the same percent of salary spending for both sworn and civilian employees.
San Francisco, CA	<ul style="list-style-type: none"> <li>Airport</li> </ul>	<ul style="list-style-type: none"> <li>SFPD has a separate airport bureau which includes patrol, special operations, and administrative functions.</li> </ul>
Seattle, WA	<ul style="list-style-type: none"> <li>911</li> <li>Parking enforcement</li> </ul>	<ul style="list-style-type: none"> <li>The Seattle Police Department (SPD) provided the 2014 average monthly sworn count, which we used as a proxy to estimate sworn FTE for the 2014 fiscal year.</li> <li>The SPD provided the filled FTE count between June 2014 and April 2015, which we used as proxy to calculate civilian FTE for the 2014 fiscal year.</li> <li>Based on the total salary costs provided by the SPD and the budgeted proportion of civilian to sworn salaries recommended by the SPD, sworn and civilian salaries are respectively estimated at 80% and 20% of total salary costs.</li> <li>Premium pay is included in the salary spending.</li> <li>Total benefit spending for combined sworn and civilian staff was provided by the SPD. Spending on benefits is estimated to be the same percent of salary spending for both sworn and civilian employees.</li> <li>Overtime and workers compensation are estimated, based on a total cost provided by the Seattle Police Department and, reduced by a percent proportional to the staff reduction from removing functional areas.</li> </ul>

Daytime population estimates for 2006-2010 are used in the table because daytime population estimates are only available for five-year periods between the decennial Census, and 2010 was the last decennial Census (estimates for 2011-2015 should be available after 2015).

#### Peer Survey Questions

How many Full Time Law Enforcement officers and civilian employees did you have? (# of FTE for the period FYE 2014)?

- For law enforcement officers. Do not count special officers, merchant police, or others who are not paid from law enforcement funds.
- For full-time civilian employees (those who do not have police powers). Do not count employees who are not paid from law enforcement funds.

How much was spent on salaries? (\$)



- Include the total amount spent on all salaries, full and part time, during the FYE 2014.

What is the salary range for an entry level law enforcement officer? (\$)

- Do not include benefits.

How much was spent on benefits? (\$)

- Include the total amount spent on benefits, not including workers compensation or pensions, during the FYE 2014.

How much was spent on overtime? (\$)

- Include the total amount spent on overtime during the FYE 2014.

How many staff hours were used on overtime? (# of hours)

- Include all overtime staff hours during the FYE 2014.

How much was spent on workers compensation? (\$)

- Include the total amount spent on workers compensation during the FYE 2014.

How many total calls for service did your police department have for the calendar year 2013? (# of calls)

- This number should include all resident or civilian-initiated calls, as well as officer-initiated calls. Exclude any administrative calls.

Of these calls, how many are in the following categories? (# of calls)

- Priority A (Emergency)
- Priority B (Urgent)
- Priority C (Reports)

We'd like to understand the additional workload impact special events have on the staffing of your agency:

- a) For FYE 2014, what was the total cost incurred for police staffing at special events? (\$)
  - Special events include any events outside of regular patrol, investigations, or special unit duties and activities, which require special staffing assignments. For example, they may include festivals, parades, protests, sporting events, visits by political figures. Special events may be of any attendance size. Include the total incurred cost for these events, i.e. the sum of direct police department costs, including costs that are later reimbursed.
- b) Of the total cost incurred for police staffing at special events in FYE 2014, how much of these costs were reimbursed? (\$)
  - Reimbursed costs are for those costs/special events for which the department's regular budget or overtime hours are reimbursed, in a lump sum, percent of cost, or other method, by an agency outside the department. If your agency receives any reimbursements for special events, this number should be included as part of the total cost in a) above.
- c) How many staff hours were spent on special events in FYE 2014? (# of hours)

- Please include the total staff hours spent on special events in FYE 2014.
- d) Does your agency have a separate supplemental law enforcement services program which requires outside entities to pay for services? (Y/N)
- e) If you answered yes to d) above, are the overtime costs associated with the program included in the reimbursed funds for special events staffing (as answered in question b) above)? (Y/N/(n/a))

#### UCR Reporting: Chicago Rape and Aggravated Assault

What follows is some information regarding Chicago's UCR totals for rape and aggravated assault. For both categories, the issues that led the FBI to exclude their rape and aggravated assault totals have been remedied.

#### Forcible Rape:

1. The reason the FBI never accepted CPD (Chicago Police Department) numbers is because Illinois law pertaining to Criminal Sexual Assault is considerably broader than the FBI forcible rape definition – encompassing both male and female victims and a considerably wider array of sexual transgressions. CPD never created a mechanism to get at the more narrow FBI definition.
2. The FBI modified its reporting rules effective 2014, and they now match up well with Illinois law.
3. Crime data available via the Chicago data portal are based on the wider Illinois-specific, criminal sexual assault definition. No matter what categories included from the Chicago data portal crime dataset, it will be broader than what the FBI wanted agencies to report circa 2013.
4. Nonetheless, when CPD reports serious sex crime, they include the following codes. Also, these are the codes that get folded into UCR reporting 2014 onward.

CODE	PRIMARY_CLASS	SECONDARY_CLASS
1753	OFFENSE INVOLVING CHILDREN	SEX ASSLT OF CHILD BY FAM MBR
0262	CRIM SEXUAL ASSAULT	AGGRAVATED: OTHER FIREARM
0281	CRIM SEXUAL ASSAULT	NON-AGGRAVATED
0272	CRIM SEXUAL ASSAULT	ATTEMPT AGG: OTHER FIREARM
0291	CRIM SEXUAL ASSAULT	ATTEMPT NON-AGGRAVATED
0263	CRIM SEXUAL ASSAULT	AGGRAVATED: KNIFE/CUT INSTR
0264	CRIM SEXUAL ASSAULT	AGGRAVATED: OTHER DANG WEAPON
0275	CRIM SEXUAL ASSAULT	ATTEMPT AGG: OTHER
1754	OFFENSE INVOLVING CHILDREN	AGG SEX ASSLT OF CHILD FAM MBR

CODE	PRIMARY_CLASS	SECONDARY_CLASS
0261	CRIM SEXUAL ASSAULT	AGGRAVATED: HANDGUN
0265	CRIM SEXUAL ASSAULT	AGGRAVATED: OTHER
0274	CRIM SEXUAL ASSAULT	ATTEMPT AGG: OTHER DANG WEAPON
0273	CRIM SEXUAL ASSAULT	ATTEMPT AGG: KNIFE/CUT INSTR
0266	CRIM SEXUAL ASSAULT	PREDATORY
0271	CRIM SEXUAL ASSAULT	ATTEMPT AGG: HANDGUN

- Also, the FBI requires that police departments reports # of victims. The data portal only includes one record per incident, even if there were multiple victims.

#### Aggravated Assault:

- The FBI definition of aggravated assault = CPD aggravated assault + CPD aggravated battery. CPD uses the Illinois crime reporting vernacular for their codes.
- Again, CPD is to report # of victims, but the Chicago data portal shows one record per incident.
- The offense categories for police and protected employees are only included if there was a serious injury or a dangerous weapon involved.

#### Cost of Living Index

The cost of living composite index measures the relative price levels for goods and services. Using a national average that equals 100, each value below represents a percent of the national average. The index compares prices at a single point in time, excluding taxes.

#### Cost of living composite index for survey respondent peer cities

Urban Area	100% Composite Index
San, Francisco, CA	164.0
Oakland, CA	139.1
San Diego, CA	132.3
Seattle, WA	121.4
Chicago, IL	116.9
Portland, OR	111.3
Minneapolis, MN	111.0
Denver, CO	103.2
Austin, TX	95.5
Dallas, TX	91.9



Respondent	Notes from Respondent
Minneapolis	Priority 4 = 123,466 - often officer initiated such as foot beat, business check, other
Oakland	The remaining 7,272 calls for service in 2013 were for Priority 4 calls. Priority 4 calls are non-emergency and/or informational incidents which generally do not require a response by field units. Priority 1, 2, and 3 are equivalent to Priority A, B, and C, respectively.
Portland	Portland Police has two main call categories: dispatched calls (206,724) and self-initiated calls by the officer (159,135)
San Diego	SDPD prioritizes calls for service into five categories (E, 1, 2, 3, 4). The response to 13a reflects our calls for service for priorities E, 1, and 2.
San Francisco	Each month SFPD receives an additional 3500 (average) online reports of crimes through COPLOGIC.
Seattle	Total CAD Events Generated: 455,889, excluding administrative downtime

#### Race Mapping Table

The table below cross-walks peer responses on staff race categories to normalized race categories for the analysis in this report.

#### Normalized Raced Categories for Peer Survey Responses to Questions 11a and 11b

Normalized Race Categories:	White	Black	Native American or Alaska Native	Asian or Pacific Islander	Hispanic or Latino	Two or More Races, Other, or Unknown
Peer Name	Peer Responses Below					
Austin	Caucasian	African-American	American Indian/Aleutian	Asian/Pacific Islander	Hispanic	
Chicago	White	Black	American Indian/Alaskan Native	Asian/Pacific Islander	White Hispanic	
Dallas	White alone	Black or African-American alone	American Indian/Alaska Native	Asian/Pacific Islander	Hispanic or Latino	Other
Denver	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone; Native Hawaiian and Other Pacific Islander	Hispanic or Latino	

Normalized Race Categories:	White	Black	Native American or Alaska Native	Asian or Pacific Islander	Hispanic or Latino	Two or More Races, Other, or Unknown
				alone		
Minneapolis	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone; Native Hawaiian and Other Pacific Islander alone	Hispanic or Latino	Two or More Races
Oakland	White	Black	Native American	Asian; Filipino	Hispanic	Other
Portland	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone	Hispanic or Latino	
San Diego	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone; Native Hawaiian and Other Pacific Islander alone	Hispanic or Latino	Two or More Races
San Francisco	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone; Native Hawaiian and Other Pacific Islander alone	Hispanic or Latino	Some Other Race
Seattle	White alone	Black or African-American alone	American Indian and Alaska Native	Asian alone; Native Hawaiian and Other Pacific Islander alone	Hispanic or Latino	

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**From:** Reports, Controller (CON)  
**Sent:** Tuesday, June 09, 2015 3:01 PM  
**To:** Calvillo, Angela (BOS); BOS-Supervisors; BOS-Legislative Aides; Kawa, Steve (MYR); Leung, Sally (MYR); Howard, Kate (MYR); Falvey, Christine (MYR); Tsang, Francis; Elliott, Jason (MYR); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); SF Docs (LIB); CON-EVERYONE; MYR-ALL Department Heads; CON-Finance Officers  
**Subject:** Issued: FY 2015-16 & FY 2016-17 Revenue Letter

Charter Section 9.102 requires that the Controller provide the Board of Supervisors with an opinion regarding the accuracy of economic assumptions underlying the revenue estimates in the Mayor's proposed budget and the reasonableness of such estimates. On June 1, 2015, Mayor Edwin Lee submitted his FY 2015-16 and FY 2016-17 proposed budget to the Board of Supervisors.

The Mayor's proposed budget for FY 2015-16 includes \$4.6 billion in General fund sources and \$8.9 billion in all funds sources representing increases of 7.3 percent and 3.9 percent, respectively, from the FY 2014-15 original budget. The Mayor's proposed budget for FY 2016-17 includes \$4.7 billion in general fund sources and \$9.0 billion in all funds sources representing increases from the FY 2015-16 proposed budget of 2.1 percent and decrease of 0.5 percent, respectively.

Overall, the proposed two-year budget appears to be reasonable given information currently available.

To view the full revenue letter, please visit our website at:  
<http://openbook.sfgov.org/webreports/details3.aspx?id=2139>

This is a send-only email address.

For questions regarding the revenue letter, please contact Drew Murrell at [Drew.Murrell@sfgov.org](mailto:Drew.Murrell@sfgov.org) or 415 554-7647.

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**FY 2015-16 and FY 2016-17  
Revenue Letter:**

**Controller's Discussion of the  
Mayor's FY 2015-16 and  
FY 2016-17 Proposed Budget**



*June 9, 2015*





# City and County of San Francisco

## Office of the Controller

Controller's Discussion of the Mayor's FY 2015-16 and 2016-17 Proposed Budget

June 9, 2015

Charter Section 9.102 requires that the Controller provide the Board of Supervisors with an opinion regarding the accuracy of economic assumptions underlying the revenue estimates in the Mayor's proposed budget and the reasonableness of such estimates. On June 1, 2015, Mayor Edwin Lee submitted his FY 2015-16 and FY 2016-17 proposed budget to the Board of Supervisors. An overview of revenues is provided in Table 1.

**Overall, the proposed two-year budget appears to be reasonable given information currently available.** The proposed budget assumes continued economic expansion during FY 2015-16 and FY 2016-17, albeit at more moderate rates than experienced during the past two fiscal years. The budget also includes increases to the use of one-time revenues for non-recurring expenditures, particularly capital expenditures, and preserves and builds key reserves, consistent with adopted financial policies. The proposed drawdown of a sizable ending balance from the current fiscal year, while consistent with the City's budget planning practices for many years, will likely create financial stress in FY 2017-18 unless economic growth exceeds our projections.

### Overview

As shown in Table 1, the Mayor's proposed budget for FY 2015-16 includes \$4.6 billion in General Fund sources and \$8.9 billion in all funds sources representing increases of 7.3 percent and 3.9 percent, respectively, from the FY 2014-15 original budget. The Mayor's proposed budget for FY 2016-17 includes \$4.7 billion in General Fund sources and \$9.0 billion in all funds sources representing increases from the FY 2015-16 proposed budget of 2.1 percent and 0.5 percent.

**Table 1. Overview of Budget Sources (\$ millions)**

**General Fund**

	FY 2014-15 Budget	FY 2015-16 Proposed	FY 2016-17 Proposed
Fund Balance - Prior Year Operating Surplus	\$ 136	\$ 176	\$ 197
Use of Reserves	\$ 58	\$ 3	\$ 4
Regular Revenues	\$ 3,898	\$ 4,195	\$ 4,270
Transfers In to the General Fund	\$ 179	\$ 207	\$ 208
<b>Total GF Sources</b>	<b>\$ 4,271</b>	<b>\$ 4,581</b>	<b>\$ 4,678</b>
<i>Change from Prior Year</i>		<i>\$ 310</i>	<i>\$ 97</i>
<i>Percentage Change</i>		<i>7.3%</i>	<i>2.1%</i>

**All Funds**

	FY 2014-15 Budget	FY 2015-16 Proposed	FY 2016-17 Proposed
Fund Balance	\$ 383	\$ 345	\$ 282
Use of Reserves	\$ 58	\$ 9	\$ 15
Regular Revenues	\$ 8,141	\$ 8,565	\$ 8,663
<b>Total All-Funds Sources</b>	<b>\$ 8,582</b>	<b>\$ 8,919</b>	<b>\$ 8,960</b>
<i>Change from Prior Year</i>		<i>\$ 337</i>	<i>\$ 41</i>
<i>Percentage Change</i>		<i>3.9%</i>	<i>0.5%</i>

Highlights include:

- **Local tax revenue estimates are reasonable given current economic assumptions.** The proposed budget assumes continued local economic expansion, consistent with the Five Year Financial Plan adopted by the Board in March and updated for new data. General Fund FY 2015-16 regular revenues are increasing by \$297 million from the FY 2014-15 budget and \$138 million above the revised revenue outlook in the FY 2014-15 Nine-Month Budget Status Report (Nine Month Report) inclusive of adjustments subsequent to the Nine Month Report to Hotel Tax and State reimbursement payments and described in the fund balance description in Appendix 1. In FY 2016-17 General Fund revenues are expected to increase by \$75 million from FY 2015-16. Local tax revenues are influenced by national and international economic developments that could cause changes to the currently favorable trends in job growth, property values and tourism, and also by state and federal fiscal policies. Any significant economic slow-down would require the Mayor's Office and the Board to adjust the budget to reflect reduced revenues. The Controller's Office will monitor revenues and provide revenue projection updates throughout the budget years.
- **The proposed General Fund budget increases use of prior year fund balance:** As discussed in Appendix 1, use of fund balance and reserves in the General Fund comprises \$176.3 million in the FY 2015-16 proposed budget, an increase of \$40.3 million from the FY 2014-15 budget. The proposed FY 2016-17 General Fund budget includes \$197.0 million in fund balance, an increase of \$20.7 million from the FY 2015-16 proposed budget.

- **The proposed General Fund budget reduces reliance on prior year reserves and complies with financial policies for depositing to reserves:** The proposed budget reduces use of prior year reserves from \$57.6 million in the FY 2014-15 budget to \$3.1 million and \$3.6 million in FY 2015-16 and FY 2016-17, respectively. This reduction is a result of eliminating withdrawals from three reserves: the Budget Savings Incentive Fund, Rainy Day One-Time Expenditures Reserve, and the San Francisco Unified School District (SFUSD) Rainy Day Economic Stabilization Reserve. The proposed budget assumes stable commercial real estate market conditions will lead to a \$19.4 million deposit to the Budget Stabilization Reserve in FY 2015-16, and no deposit in FY 2016-17 as transactions begin to slow slightly. In addition, the budget complies with the General Reserve policy, which calls for increasing the General Fund Reserve to 1.75 percent of budgeted General Fund revenues, or \$73.4 million, in FY 2015-16, and 2.00 percent of budgeted General Fund revenues, or \$85.4 million, in FY 2016-17. The General Reserve is available to be appropriated by the Board for any purpose to accommodate shortfalls or new requirements during the course of the budget year.

**Table 2. Select Reserve Balances (\$ millions)**

	FY 2014-15 Projected	FY 2015-16 Proposed	FY 2016-17 Proposed
General Reserve	\$ 55.6	\$ 73.4	\$ 85.4
Rainy Day Economic Stabilization City Reserve	60.3	60.3	60.3
Rainy Day One-Time Reserve	34.5	34.5	34.5
Budget Savings Incentive Fund	19.5	19.5	19.5
Budget Stabilization Reserve	132.3	151.7	151.7
	<b>\$ 302.1</b>	<b>\$ 339.3</b>	<b>\$ 351.3</b>

- **Potential for State funding cuts related to implementation of the Affordable Care Act (ACA).** The State has determined that some costs will shift from counties to the State as individuals enroll in Medi-Cal and local costs for treating the uninsured decline. These savings will be redirected to counties for CalWORKs. At the time of the Governor's May Revised FY 2015-16 Budget, the state estimated county indigent care savings of \$724.9 million in FY 2014-15 and \$698.2 million in FY 2015-16, which the state will realize by reducing realignment funding to county health departments. The Mayor's proposed budget assumes that the state will redirect \$16.7 million of realignment revenue annually. The timing and size of any local savings is unknown, however, and future budget adjustments are likely to be necessary should the State determine that the savings amount is different.
- **Budgetary baselines and set-asides are funded at voter-approved levels, with limited exceptions.** Appendix 4 provides details on voter-approved mandates that determine some minimum levels of revenues, expenditures or service for various programs, including:
  - **Children's Baseline requirements are exceeded in both FY 2015-16 and FY 2016-17.** The Children's baseline funding in the proposed budget is \$145.9 million in FY 2015-16 and \$147.6 million in FY 2016-17, which is above the required level by \$3.2 million and \$1.5 million, respectively.
  - **Disconnected Transitional-Aged Youth (TAY) requirements are exceeded in both FY 2015-16 and FY 2016-17.** TAY baseline funding in the proposed budget is \$18.7 million in FY 2015-16 and \$18.8 million in FY 2016-17, which is above the required level by \$1.6 million and \$1.2 million, respectively.

- **Police Staffing:** Police baseline staffing requires 1,971 full-duty officers net of any positions certified as civilianized pursuant to Charter section 16.123, which the Controller's Office estimates to be 77. Based on the Mayor's proposed budget, it appears that this staffing requirement will not be met in FY 2015-16 and will be exceeded by 108 officers in FY 2016-17.
- **MTA Population Baseline:** Proposition B, passed by the voters in November 2014, requires the City to increase baseline payments to the Municipal Transportation Agency (MTA) in FY 2015-16 to reflect the previous ten years of population growth, and annually thereafter. The Mayor's proposed budget increases baseline amounts to MTA by \$25.9 million in FY 2015-16 and to \$28.7 million in FY 2016-17. Pursuant to spending requirements established in Proposition B, these baseline amounts support MTA capital improvement expenses.

## Conclusions

The Mayor's proposed budget appears to be reasonable given information currently available, with cautionary notes regarding its reliance on continued revenue growth. The Controller's Office will continue to work closely with the Mayor and the Board to share information as necessary to ensure that the City's budget remains balanced.

## Appendices

1. General Fund Sources	p. 5
2. General Fund Reserve Uses and Deposits	p. 17
3. One-time Sources and Nonrecurring Revenue Policy Compliance	p. 19
4. Baselines & Mandated Funding Requirements	p. 21

## Appendix 1. General Fund Sources

Table 1-1 provides a summary of the General Fund sources in the Mayor's FY 2015-16 and FY 2016-17 proposed budget.

**Table 1-1. General Fund Sources (\$ millions)**

Sources of Funds	FY 2014-15 Budget	FY 2015-16 Proposed Budget	FY 2016-17 Proposed Budget	Notes
Prior Year Fund Balance - Operating Surplus	\$ 135.9	\$ 176.3	\$ 197.0	1
Use of Reserves	57.6	3.1	3.6	2
<b>Subtotal Fund Balance and Reserves</b>	<b>193.6</b>	<b>179.3</b>	<b>200.6</b>	
<b>Regular Revenues</b>				
Property Taxes	1,232.9	1,288.0	1,308.0	3
Business Taxes	572.4	634.5	664.3	4
Sales Tax	136.1	172.9	205.7	5
Hotel Room Tax	318.4	384.1	403.1	6
Utility Users Tax	91.7	93.6	93.8	7
Parking Tax	84.9	89.7	92.2	8
Real Property Transfer Tax	235.0	275.3	240.0	9
Stadium Admissions Tax	1.3	1.4	1.4	10
Access Line Tax	43.1	45.6	46.5	11
Licenses, Permits & Franchises	27.1	27.2	27.3	
Fines and Forfeitures	4.2	4.6	4.6	
Interest & Investment Income	6.9	10.7	11.7	12
Rents & Concessions	22.7	15.4	14.3	
Intergovernmental - Federal	234.9	245.6	251.9	13
State - Public Safety Sales Tax	91.4	98.0	102.8	14
State - 1991 Health & Welfare Realignment	162.9	169.4	174.3	15
State - Public Safety Realignment	31.8	36.4	38.7	15
State - Other	338.3	351.7	361.0	16
Intergovernmental Revenues - Other	2.6	3.7	3.7	
Charges for Services	200.8	205.7	206.9	17
Recovery of General Government Costs	9.1	9.7	9.9	
Other Revenues	49.7	32.0	7.8	18
<b>Subtotal Regular Revenues</b>	<b>3,898.1</b>	<b>4,194.9</b>	<b>4,269.8</b>	
Transfers In to the General Fund	179.3	206.7	207.7	
<b>Total Sources</b>	<b>4,271.0</b>	<b>4,581.0</b>	<b>4,678.0</b>	

**1. Prior Year Fund Balance.** The proposed budget anticipates \$373.2 million in General Fund surplus will be available at the end of FY 2014-15, or \$36.1 million more than the \$337.1 million ending fund balance projected in the Nine Month Report. The increase since the Nine Month Report is comprised of \$40.7 million in additional revenues and \$7.9 million in expenditure savings primarily from reduced citywide contract expenditures, offset by \$12.7 million in increased reserve deposits and baseline transfers. The revenue surplus is composed of \$14.7 million in additional hotel tax and \$26.0 million in state mandate reimbursements, which shifted from the budget year into the current fiscal year due to State administrative decisions, and increased by \$9 million due to the State repayment formula.

**2. Use of Reserves.** As shown in Table 1-2, the Mayor's proposed budget includes use of \$3.1 million from reserves established in prior years during FY 2015-16 and \$3.6 million during FY 2016-17. See Appendix 2 for projected year-end balances in FY 2014-15 through FY 2016-17.

**Table 1-2. General Fund Use of Reserves (\$ millions)**

		FY 2015-16	FY 2016-17
	FY 2014-15	Proposed	Proposed
<b>General Fund - Use of Prior Year Reserves</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
Rainy Day Reserve One-Time Expenditures	12.2	-	-
Recreation & Parks Savings Incentive Reserve	5.9	3.1	3.1
Recreation & Parks Union Square Revenue Stabilization	-	-	0.5
Budget Savings Incentive Fund	28.4	-	-
<b>Total Use of Prior Year Reserves</b>	<b>\$ 46.6</b>	<b>\$ 3.1</b>	<b>\$ 3.6</b>

**a. Rainy Day Reserve.** Charter Section 9.113.5 establishes the Rainy Day Reserve Economic Stabilization Fund, which is funded by excess revenue growth in good years that can be used to support the General Fund and San Francisco Unified School District (SFUSD) operating budgets in years when revenues decline. Proposition C, passed by the voters in November 2014, divided the existing Rainy Day Economic Stabilization Reserve into a City Rainy Day Reserve (City Reserve) and a School Rainy Day Reserve (School Reserve) with each reserve account receiving 50 percent of the existing balance. Beginning in FY 2014-15, 25 percent of Rainy Day Reserve Economic Stabilization deposits will go to the School Reserve and 75 percent will go to the City Reserve. The Mayor's proposed budget assumes no deposits to or uses of either reserve in FY 2015-16 or FY 2016-17.

**b. Rainy Day Reserve One-Time Expenditures.** Charter Section 9.113.5 establishes a Rainy Day One-Time Reserve funded by 25 percent of excess revenue growth, which can be used towards capital and other one-time expenses. The Mayor's proposed budget includes no deposits to or uses of this reserve in FY 2015-16 or FY 2016-17.

**c. Recreation & Park Savings Incentive Reserve.** The Recreation and Park Savings Incentive Reserve, established by Charter Section 16.107(c), is funded by the retention of year-end net expenditure savings and revenue surplus by the Recreation and Park Department, and must be dedicated to one-time expenditures. The Mayor's proposed

budget assumes the use of \$3.1 million from the Reserve in FY 2015-16 and FY 2016-17, leaving an estimated balance of \$2.6 million at the end of FY 2016-17.

**d. Recreation & Park Union Square Revenue Stabilization:** The FY 2016-17 proposed budget includes a \$0.5 million use of Union Square Garage Revenue Stabilization Fund, which was established to replace net garage Recreation and Parks revenues lost due to the construction of the Union Square Market Street Central Subway Station.

**e. Budget Savings Incentive Fund.** The Citywide Budget Savings Incentive Fund is authorized by Administrative Code Section 10.20. The Fund receives 25 percent of net year-end departmental expenditure savings to support one-time expenditures. The FY 2014-15 Nine Month Report projected a year-end balance of \$19.5 million in the Fund. The Mayor's proposed budget includes no appropriations from this reserve in FY 2015-16 and FY 2016-17.

Table 1-3 provides projected growth rates for major local tax revenues. Notes are provided below.

**Table 1-3. General Fund Major Local Tax Revenues: Projected Growth Rates**

Local Tax Revenues	FY 2015-16 Growth from FY 2014-15 Projection	FY 2016-17 Growth from FY 2015-16 Proposed Budget	Notes
Property Taxes	2.9%	1.6%	3
Business Taxes	3.6%	4.7%	4
Sales Tax	21.2%	19%	5
	(5% w/o Triple Flip)	(6.5% w/o Triple Flip)	
Hotel Room Tax	7.8%	4.9%	6
Utility Users Tax	-2.2%	0.2%	7
Parking Tax	3.7%	2.7%	8
Real Property Transfer Tax	-9.4%	-12.8%	9
Stadium Admissions Tax	2.0%	0.0%	10
Access Line Tax	2.0%	2.0%	11
<b>Total Local Tax Revenue Change</b>	<b>3.1%</b>	<b>2.3%</b>	

**3. Property Tax.** The FY 2015-16 General Fund share of property tax revenue is estimated at \$1,288 million, which is \$55.1 million (4.5 percent) more than the FY 2014-15 budget and \$36 million (2.9 percent) more than the Nine Month Report. The FY 2016-17 General Fund share of property tax revenue is estimated at \$1,308 million, which is \$20 million (1.6 percent) more than the proposed FY 2015-16 budget. Major changes include:

- **Roll growth:** The proposed FY 2015-16 budget reflects secured property roll growth of 4.2 percent compared to the start of FY 2014-15. Increases in assessed values due to changes in ownership and new construction of real property are expected to account for about half of the increase. The other half of the increase is due to the 1.998 percent inflation factor allowed under Proposition 13 for FY 2015-16. The roll growth is also estimated to increase state Vehicle License Fee (VLF) backfill revenue by \$9.9 million.

The proposed FY 2016-17 budget reflects secured roll growth of 5.1 percent compared to the proposed FY 2015-16 budget. The growth assumes 3.1 percent of increased taxable value due to changes in ownership and new construction along with the maximum 2 percent inflation factor allowed under Proposition 13. The improved secured roll value is also expected to increase VLF backfill revenue by \$10.2 million.

- **Triple Flip Unwind:** Since July 2004, 0.25 percent of the local share of sales tax revenues have been diverted by the State to help pay for the State of California's \$15 billion in Economic Recovery Bonds, approved by California voters in March 2004 (Proposition 57). To backfill the loss of 0.25 percent of local sales tax revenues, the State established a process referred to as the "Triple Flip" where local governments received additional property tax revenue funds from the Educational Revenue Augmentation Fund (ERAF). The property tax revenues distributed to the ERAF are primarily intended to benefit public education entities. The Economic Recovery Bonds are expected to be paid off in July 2015, and the triple flip process is expected to cease in the second half of FY 2015-16. The unwind of the Triple Flip is expected to reduce General Fund property tax revenue by \$19.0 million in FY 2015-16 (leaving a contribution to General Fund property tax revenues of \$23.0 million plus a \$5.0 million anticipated true-up) and to zero out sales tax backfill from General Fund property tax revenues in FY 2016-17. This decrease in property tax revenues will be offset by the return of the 0.25 percent of the local share of sales tax revenues beginning in the second half of FY 2015-16.

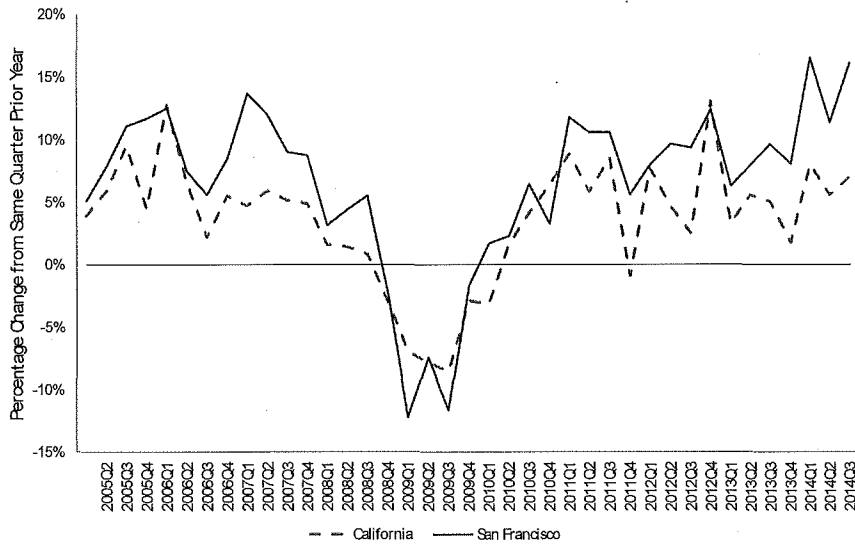
- **Changes in San Francisco Children's Fund allocation factor:** The proposed FY 2015-16 budget includes the change to the San Francisco Children's Fund allocation factor approved by San Francisco voters in November 2014 (Proposition C). The allocation factor will increase by \$0.0025 (from \$0.03 to \$0.0325) on each \$100 valuation of taxable property in FY 2015-16 and another \$0.0025 (from \$0.0325 to \$0.035) in FY 2016-17, reducing the General Fund allocation by the same factor each fiscal year.

**4. Business Tax.** The FY 2015-16 General Fund share of business tax revenue is budgeted at \$634.5 million, which is \$22.1 million (3.6 percent) more than FY 2014-15 as projected in the Nine Month Report and \$62.1 million (10.8 percent) more than budgeted in FY 2014-15. The FY 2016-17 General Fund share of business tax revenue is budgeted at \$664.3 million, which is \$29.8 million (4.7 percent) more than budgeted in FY 2015-16. The proposed budget reflects continued economic growth in private sector employment and business activity. Revenues from business taxes and registration fees follow economic conditions in the City and grew strongly from FY 2010-11 to FY 2014-15, reflecting underlying gains in City employment and wages during the period. The proposed budget incorporates the new business tax structure introduced by Proposition E, passed by the voters in November 2012.



The two main factors that determine the level of revenue generated by business taxes are employment and wages. Data from the Bureau of Labor Statistics show the unemployment rate for San Francisco peaked in 2010 and declined consistently in each subsequent year to a low of 3.4 percent as of April 2015. Additionally, beginning in 2011, San Francisco business tax revenue has benefitted from a rapid expansion of private sector wages, particularly in the technology sector. As can be seen in Chart 1-1, private wages in all industries in San Francisco have seen strong growth since 2010. In the most recent quarter for which data are available (the third quarter of 2014), total private sector wages grew 16.0 percent, while in the Information Sector, comprised mostly of technology companies, wages grew 94.2 percent.

**Chart 1-1. Change in Private Sector Wages for San Francisco and California, Calendar Years 2005 to 2014**



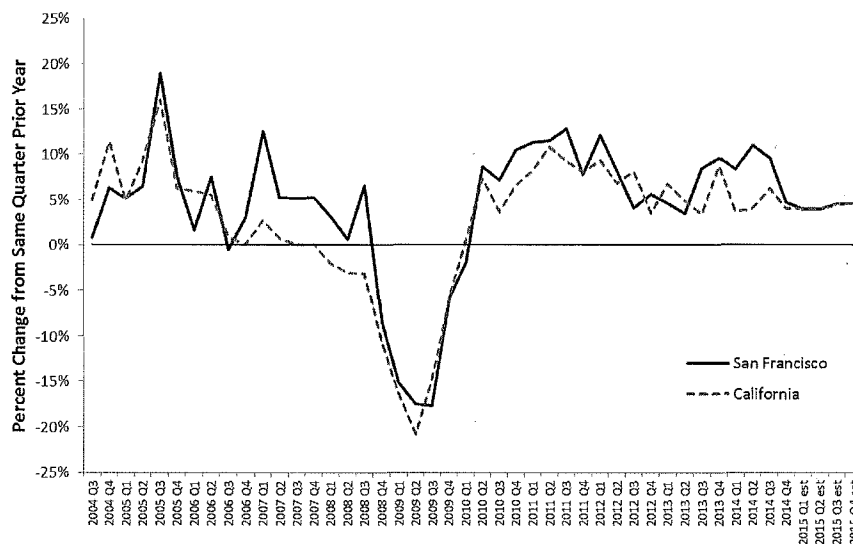
At this time, business tax projections are based on projected growth in private sector wages and employment. Data available from the implementation of gross receipts taxes will be incorporated into projections as they become available. Continued private employment growth averaging 2.7 percent is expected for calendar years 2014 through 2016. Wages are projected to increase slightly faster than projected rates of inflation, with average growth expected of 2.8 percent for the same period. Projections are sensitive to the timing of national economic downturns, continued growth in the local technology sector, and implementation effects of the five year phase-out of payroll taxes in favor of a tax on gross receipts.

**5. Sales Tax.** Local sales tax is budgeted at \$172.9 million in FY 2015-16, which represents growth of \$36.9 million (27.1 percent) from the FY 2014-15 budget and \$30.2 million (21.2 percent) from the Nine Month Report projection. FY 2016-17 local sales tax is budgeted at \$205.7 million, which is \$32.8 million (19.0 percent) growth from the FY 2015-16 budget. Local sales tax in both

years is projected to continue to grow at a rate slightly above inflation, with the exception of increases of \$23.0 million in FY 2015-16 and an additional \$23.0 million in FY 2016-17 due to the ending of the state's redirection of sales tax collections known as the Triple Flip in January 2016. These increases are wholly offset by related reductions to General Fund property tax, as described above. Without the one-time increase in sales tax revenue from the Triple Flip, sales tax growth in FY 2015-16 would be \$7.2 million (5.0 percent) from FY 2014-15 as projected in the Nine Month Report and \$9.8 million (6.5 percent) in FY 2016-17 from FY 2015-16. The budget assumes no changes to state and federal law or order fulfillment strategies for online retailers.

Chart 1-2 shows historical changes in quarterly sales tax revenues for both the City and the State.

**Chart 1-2. Historical Changes in Local and State Sales Tax Revenues  
2004 Q3 through 2015 Q4**



**6. Hotel Tax.** FY 2015-16 hotel tax revenue is budgeted at \$384.1 million, which is \$65.7 million (20.7 percent) more than budgeted in FY 2014-15 and \$27.8 million (7.8 percent) more than FY 2014-15 as projected subsequent to the Nine Month Report. The FY 2016-17 General Fund share of hotel tax revenue is budgeted at \$403.1 million, which is \$19.0 million (4.9 percent) more than budgeted in FY 2015-16.

Hotel tax revenue growth is a function of changes in occupancy, average daily room rates (ADR) and room supply, measured in the aggregate as Revenue per Available Room (RevPAR). During the first nine months of FY 2014-15 average RevPAR increased by 9.3 percent from FY 2013-14 average RevPAR and 11.5 percent over the same period in FY 2013-14. This reflects an all-

time high of approximately \$226 per night. The majority of FY 2015-16 budgeted growth from FY 2014-15 original budget is attributable to this current year surge. RevPar growth is expected to slow in FY 2015-16 and FY 2016-17 to 6.5 percent and 4.6 percent, respectively. Current period RevPAR growth is cumulative with large increases over the last four years: 12.0 percent in FY 2013-14, 11.2 percent in FY 2012-13, 14.6 percent in FY 2011-12 and 15.1 percent in FY 2010-11. Table 1-6 provides a recent history of RevPAR levels.

**Table 1-6. Revenue Per Available Room (RevPAR): FY 2009-10 to FY 2014-15**

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
July	\$ 131	\$ 141	\$ 171	\$ 188	\$ 208	\$ 233
August	\$ 134	\$ 154	\$ 173	\$ 196	\$ 230	\$ 261
September	\$ 152	\$ 166	\$ 189	\$ 212	\$ 242	\$ 269
October	\$ 174	\$ 174	\$ 205	\$ 229	\$ 251	\$ 273
November	\$ 107	\$ 112	\$ 152	\$ 152	\$ 195	\$ 190
December	\$ 85	\$ 106	\$ 109	\$ 128	\$ 145	\$ 190
January	\$ 96	\$ 124	\$ 135	\$ 148	\$ 176	\$ 209
February	\$ 102	\$ 136	\$ 156	\$ 153	\$ 187	\$ 186
March	\$ 117	\$ 136	\$ 148	\$ 166	\$ 188	\$ 221
April	\$ 118	\$ 131	\$ 147	\$ 198	\$ 207	\$ -
May	\$ 133	\$ 165	\$ 170	\$ 190	\$ 216	\$ -
June	\$ 129	\$ 157	\$ 195	\$ 210	\$ 234	\$ -
<b>Average YTD</b>	<b>\$123.16</b>	<b>\$141.71</b>	<b>\$162.47</b>	<b>\$180.73</b>	<b>\$202.40</b>	<b>\$225.77</b>
<b>\$ Change from PY</b>	<b>\$ (7.75)</b>	<b>\$ 18.55</b>	<b>\$ 20.76</b>	<b>\$ 18.26</b>	<b>\$ 21.68</b>	<b>\$ 23.36</b>
<b>% Change from PY</b>	<b>-5.9%</b>	<b>15.1%</b>	<b>14.6%</b>	<b>11.2%</b>	<b>12.0%</b>	<b>11.5%</b>

Source: PKF Consulting

Growth has been fueled broadly by generally strong demand from all segments of the market (tourist, convention, and business) as a result of San Francisco's strong local economy, and more specifically by the completion of the Moscone Convention Center renovations in July 2012, which boosted growth from convention-related business. Constrained hotel room supply has contributed to large increases in the average daily room rate.

San Francisco and a number of other jurisdictions in California and the U.S. are currently involved in litigation with online travel companies regarding the companies' duty to remit hotel taxes on the difference between the wholesale and retail prices paid for hotel rooms. Actual revenue in FY 2015-16 and FY 2016-17 will depend on developments with these lawsuits.

**7. Utility Users Tax.** FY 2015-16 utility users tax revenue is budgeted at \$93.6 million, which is \$2.1 million (2.2 percent) less than FY 2014-15 as projected in the Nine Month Report and \$1.8 million (2.0 percent) more than budgeted in FY 2014-15. FY 2015-16 revenue is budgeted at \$93.8 million, which is \$0.2 million (0.2 percent) more than budgeted in FY 2015-16. The budget assumes low natural gas prices will continue, leading to further declines in gas, electric, and steam user tax revenue.

**8. Parking Tax.** Parking tax revenue is budgeted at \$89.7 million in FY 2015-16, an increase of \$4.8 million (5.7 percent) over the FY 2014-15 budget, and \$3.2 million (3.7 percent) more than the

FY 2014-15 Nine Month Report projection. In FY 2016-17, parking tax revenue is budgeted at \$92.2 million, \$2.5 million (2.7 percent) more than the FY 2015-16 budgeted amount. Parking tax revenue is positively correlated with business activity and employment, both of which are projected to increase over the next two years as reflected in increases in business and sales tax revenue projections. Parking tax growth estimates are commensurate with expected changes to the consumer price index (CPI) over the same period. Parking tax revenues are deposited into the General Fund, from which an amount equivalent to 80 percent is transferred to the San Francisco Municipal Transportation Agency for public transit as mandated by Charter Section 16.110.

**9. Real Property Transfer Tax.** Real property transfer tax (RPTT) revenue is budgeted at \$275.3 million in FY 2015-16, an increase of \$40.3 million (17.1 percent) from the FY 2014-15 budget and a reduction of \$28.7 million (9.4 percent) from the FY 2014-15 Nine Month report projection. This decline is primarily due to the assumption that FY 2014-15 represents the peak in high value property transactions during the current economic cycle. In FY 2016-17, RPTT revenue is budgeted at \$240 million, \$35.3 million (12.8 percent) less than the FY 2015-16 budgeted amount as the pace of transactions trends toward the long term average. This is consistent with expectations for the return to normal growth in wages and employment reflected in business tax projections. As business growth slows, demand for commercial space is expected to reduce from peak levels in FY 2014-15.

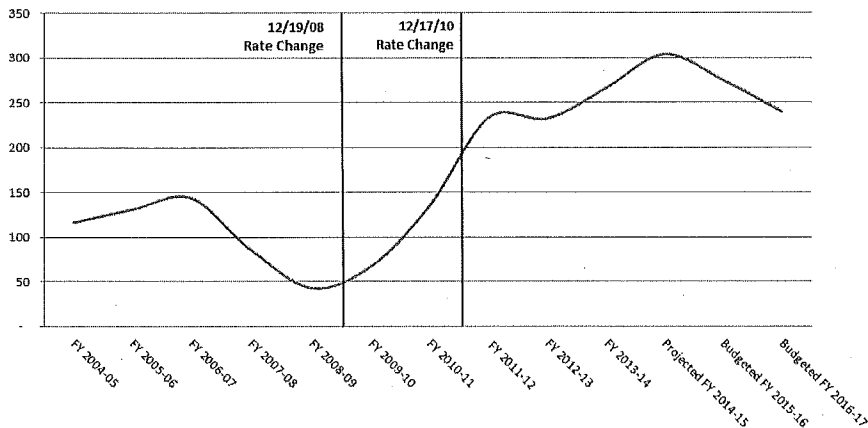
Table 1-7 summarizes recent revenue history by transaction size, and illustrates the strong correlation between total RPTT revenue and sales of high-value (largely commercial) properties. RPTT revenue from sales of properties worth more than \$10 million has increased dramatically, from \$31.2 million in FY 2010-11 to a projected \$191.9 million in FY 2014-15, an increase of \$160.7 million (515 percent). Total RPTT revenue during the period from FY 2005-06 to FY 2014-15 increased by \$173.8 million (133 percent) has been heavily influenced by the compounding effect of rate changes introduced by rate increases passed in 2008 and 2010.

**Table 1-7. Real Property Transfer Tax Revenue by Transaction Size (\$ millions)**

Tax Rate	@ 0.50%	@ 0.68%	@ 0.75%	@ 1.5%	@ 2.5%	Total
	<\$250K	>\$250K	>\$1 M	>\$5 M	>\$10 M	Revenue
FY 2005-06	\$ 0.5	\$ 31.4	\$ 98.3	N/A	N/A	\$ 130.2
FY 2006-07	0.4	29.3	114.3	N/A	N/A	144.0
FY 2007-08	0.5	24.8	61.0	N/A	N/A	86.2
FY 2008-09	0.8	19.8	27.1	1.2	N/A	48.9
FY 2009-10	1.8	24.8	26.5	30.7	N/A	83.7
FY 2010-11	1.0	21.2	30.2	51.7	31.2	135.2
FY 2011-12	1.0	24.3	31.8	25.3	151.2	233.6
FY 2012-13	0.9	25.4	41.7	18.9	147.5	234.5
FY 2013-14	0.9	21.9	49.9	25.8	168.5	267.0
FY 2014-15 Projection	1.0	24.9	56.8	29.4	191.9	304.0
FY 2015-16 Budget	0.9	22.5	51.5	26.6	173.8	275.3
FY 2016-17 Budget	0.8	19.6	44.9	23.2	151.5	240.0

Deposits to the Budget Stabilization Reserve are funded with a portion of volatile revenues, including 75 percent of RPTT revenue in excess of the prior five-year average adjusted for any rate increases during the period. RPTT revenue is projected to exceed the prior five-year average in FY 2015-16 by \$25.9 million, triggering a deposit to the Budget Stabilization Reserve of \$19.4 million. There is no deposit expected during FY 2016-17 as RPTT revenue is expected to be below the prior five-year average. See Appendix 2 for more detail on the Budget Stabilization Reserve and Chart 1-3 for historical RPTT revenue.

**Chart 1-3. Historical Real Property Transfer Tax Revenue (\$ millions)**



**10. Stadium Admissions Tax.** Stadium admissions tax revenue is budgeted at \$1.4 million in FY 2015-16, an increase of \$0.1 million (8.1 percent) from the FY 2014-15 budget amount and the Nine Month Report Projection. The FY 2014-15 Nine Month Report and FY 2015-16 budgeted revenues are lower than FY 2013-14 actual revenues due to the loss of San Francisco 49ers football games at Candlestick Park starting in FY 2014-15. The FY 2016-17 budget assumes no change from FY 2015-16.

**11. Access Line Tax.** FY 2015-16 access line tax revenue is budgeted at \$45.6 million, \$0.9 million (2.0 percent) more than FY 2014-15 as projected in the Nine Month Report and \$2.6 million (5.9 percent) more than budgeted in FY 2014-15. FY 2016-17 revenue is budgeted at \$46.5 million, \$0.9 million (2.0 percent) more than budgeted in FY 2015-16. Increases are due to projected population and business growth and include rate increases effective in October of each year and equal to CPI.

**12. Interest & Investment Income.** Interest and investment income for FY 2015-16 is budgeted at \$10.7 million, an increase of \$3.8 million (55.8 percent) from the FY 2014-15 budget and \$0.6 million (6.4 percent) from the Nine Month Report projection. This increase is a result of higher than expected interest rates during FY 2014-15. FY 2016-17 revenue is expected to increase \$1.1 million (9.9 percent) to \$11.7 over FY 2015-16 due to sustained interest rate increases.

**13. Intergovernmental – Federal.** Federal support in the General Fund is budgeted at \$245.6 million for FY 2015-16, which represents growth of \$10.7 million (4.5 percent) from the FY 2014-15 budget and \$21.4 million (9.6 percent) from the FY 2014-15 Nine Month Report projection. FY 2015-16 growth includes a \$5.3 million increase in the CalWORKs Single Allocation, a \$3.8 million increase for In-Home Support Services, which directly offsets increased expenditure matching requirements, a \$2.4 million increase in Adult Protective Services (APS) funding, and a \$2.1 million increase in other social service programs. This growth is partially offset by a \$3.0 million one-time loss of revenue from a change in accounting methods at the Department of Public Health (DPH). Revenue is expected to plateau in FY 2016-17, with budgeted revenue of \$251.8 million, a \$6.3 million (2.5 percent) increase from FY 2015-16.

**14. State – Public Safety Sales Tax.** Public safety sales tax revenue is budgeted at \$98.0 million in FY 2015-16, representing annual growth of \$6.6 million (7.2 percent) from FY 2014-15 budget and \$4.3 million (4.6 percent) from FY 2014-15 as projected in the Nine Month Report. This revenue is allocated to counties by the State separately from the local one-percent sales tax discussed above, and is used to fund police and fire services. Disbursements are made to counties based on the County Ratio, which is the county's percent share of total statewide sales taxes in the most recent calendar year. The county ratio for San Francisco in FY2014-15 is 2.9 percent and is expected to remain at that level in FY 2015-16 and FY 2016-17. In FY 2016-17, continued growth in Public Safety sales tax revenue is expected with revenue budgeted at \$102.8 million, which represents a \$4.8 million (4.9 percent) increase from FY 2015-16.

**15. State – Realignment.** San Francisco receives allocations of State sales tax and Vehicle License Fee (VLF) revenue for 1991 Health and Welfare Realignment and 2011 Public Safety Realignment.

**1991 Health & Welfare Realignment.** In FY 2015-16, the General Fund share of 1991 realignment revenue is budgeted at \$169.4 million, or \$6.5 million (4.0 percent) more than the FY 2014-15 budget and \$5.6 million (3.4 percent) from the Nine Month Report projection. This growth is attributed to a \$4.7 million (3.5 percent) increase in sales tax distribution and a \$1.8 million (6.1 percent) increase in the VLF distribution due to the base allocation increase and projected FY 2014-15 growth payments. The FY 2016-17 General Fund share of revenue is budgeted at \$174.3 million, a net annual increase of \$4.8 million (2.9 percent) in sales tax and VLF distributions based on the projected growth payments.

Increases in both years are net of state allocation reductions due to implementation of the Affordable Care Act (ACA) equal to assumed savings for counties as a result of treating fewer uninsured patients. The Governor's Revised Budget assumes statewide county savings of \$724.9 million in FY 2014-15 and \$698.2 million in FY 2015-16 as a result of ACA implementation, and redirects these savings from realignment allocations to cover CalWORKs expenditures previously paid for by the State's General Fund. Reductions to the City's allocation are assumed equal to \$16.7 million in both years, which is the same level of reduction assumed in the FY 2013-14 and FY 2014-15 budgets. Future budget adjustments could be necessary depending on final state determinations of ACA savings amounts, which are expected in January 2016 and January 2017 for FY 2013-14 and FY 2014-15, respectively.

**Public Safety Realignment.** Public Safety Realignment (AB 109), enacted in early 2011, transfers responsibility for supervising certain kinds of felony offenders and state prison parolees from state prisons and parole agents to county jails and probation officers.

Based on the Governor's May Revised budget, this revenue is budgeted at \$36.4 million in FY 2015-16, a \$4.5 million (14.3 percent) increase from the FY 2014-15 budget and \$4.3 million (13.3 percent) more than FY 2014-15 as projected in the Nine Month Report. This increase reflects increased State funding to support implementation of AB109. The FY 2016-17 proposed budget assumes a \$2.4 million (6.5 percent) increase from FY 2015-16. Within Public Safety Realignment, distributions to the District Attorney and Public Defender in particular are projected to increase from \$0.3 million in FY 2014-15 to \$0.5 million in FY 2015-16, a 47 percent increase in funding as the State projects an increased workload for public defenders and district attorneys due to continuing transfer of responsibility for prosecuting and defending lower-level offenders and parolees to counties.

**16. State – Other.** Other State funding is budgeted at \$351.7 million in FY 2015-16, an increase of \$13.4 million (4.0 percent) from the FY 2014-15 budget. This increase is primarily attributable to projected growth for various social service subventions received by the Human Services Agency, including a \$12.3 million projected growth for Medi-Cal support associated with ACA implementation, a \$3.3 million increase in In Home Supportive Service (IHSS) funding, and \$1.2 million growth in other social service category funding. Other growth items include a \$5.3 million increase in Child Welfare funding and a \$3.3 million increase in Short-Doyle payments received by DPH. This growth is partially offset by a \$7.4 million reduction in the Stage 2 Childcare funding, a \$2.1 million reduction in the CalWORKs Single Allocation, a \$1.2 million loss of Child and Family Support funding, and a \$3.4 million loss of one-time State Mandate reimbursements. The budget for State – Other revenue in FY 2016-17 is \$361.0 million, an increase of \$9.5 million (2.7 percent) from FY 2015-16 primarily due to projected growth in Medi-Cal support, IHSS funding, and Short-Doyle payments.

**17. Charges for Services.** The proposed budget assumes charges for services revenue (including the Recovery of General Government Costs) of \$215.4 million in FY 2015-16, which represents growth from the FY 2014-15 original budget of \$5.6 million (2.7 percent), and a \$2.4 million (1.0 percent) reduction from the FY 2014-15 Nine Month Report projection. Significant FY 2015-16 changes include:

- \$4.5 million in new Public Health fee revenue, including increases in Performance Improvement Plan funding from the San Francisco Health Plan and increases in primary care capitated revenue.
- \$3.2 million in City Planning revenue due mainly to expected volume increases, larger applications, and CPI-adjusted fees.
- \$0.7 million in increased Cost Allocation Plan revenue as a result of cost increases in central agencies recovered from non-General Fund operations.

These increases are offset by a \$3.2 million reduction in Fire Department ambulance revenue from one-time back payments in ambulance contracts received in FY 2014-15. The proposed budget assumes charges for services revenue of \$216.8 million in FY 2016-17, which represents an increase of \$1.4 million (0.6 percent) from FY 2015-16. No significant changes are expected in FY 2016-17 compared to the FY 2015-16 budget.

**18. Other Revenues.** The proposed budget assumes revenues from other sources of \$32.0 million in FY 2015-16, a decrease of \$17.7 million (35.6 percent) from FY 2014-15 budget

reflecting the loss of \$28.1 million in one-time bond proceeds and \$11.6 million from one-time bond reimbursement revenue. These reductions are offset by a budgeted loan repayment of \$23.6 million paid to the City from the Office of Community Infrastructure and Investment (OCII) and funded through the anticipated sale of Jessie Square Garage. FY 2016-17 revenue from other sources is budgeted at \$7.8 million, a reduction of \$24.2 million (75.5 percent) reflecting the loss of one-time Jessie Square Garage loan repayment revenue.



## Appendix 2. General Fund Reserve Uses and Deposits

As discussed in Appendix 1, the Mayor's proposed budget includes the use of \$3.1 million from reserves established in prior years during FY 2015-16 and \$3.6 million during FY 2016-17. As shown in Table 2-1 below, the Mayor's proposed budget also includes \$69.7 million and \$39.5 million in deposits to General Fund reserves during FY 2015-16 and FY 2016-17, respectively. These appear to be prudent and reflect anticipated Memoranda of Understanding (MOU), litigation, and general contingency reserve requirements.

**Table 2-1. Proposed General Fund Reserve Uses and Deposits (\$ millions)**

	FY 2014-15	FY 2015-16			FY 2016-17			Note
	Projected Ending Balance	Budgeted Deposits	Budgeted Withdrawals	Projected Ending Balance	Budgeted Deposits	Budgeted Withdrawals	Projected Ending Balance	
General Reserve	\$ 55.6	\$ 17.8	\$ -	\$ 73.4	\$ 12.0	\$ -	\$ 85.4	1
Rainy Day Economic Stabilization City Reserve	60.3	-	-	60.3	-	-	60.3	2
Rainy Day One-Time Reserve	34.5	-	-	34.5	-	-	34.5	2
Budget Stabilization Reserve	132.3	19.4	-	151.7	-	-	151.7	3
Subtotal Economic Stabilization Reserves	\$ 282.6	\$ 37.2	\$ -	\$ 319.9	\$ 12.0	\$ -	\$ 331.9	
Percent of General Fund Revenues	7.0%			7.6%			7.8%	
Budget Savings Incentive Fund	19.5	-	-	19.5	-	-	19.5	4
Litigation Reserve	-	16.0	(16.0)	-	11.0	(11.0)	-	5
Rainy Day Economic Stabilization SFUSD Reserve	36.5	-	-	36.5	-	-	36.5	2
Recreation & Parks Savings Incentive Reserve	9.2	-	(3.1)	6.2	-	(3.1)	3.1	6
Recreation & Parks Union Square Revenue Stabilization	7.0	-	-	7.0	-	(0.5)	6.5	6
Reserve for Technical Adjustments	-	2.5	(2.5)	-	2.5	(2.5)	-	7
Salary and Benefits Reserve	-	14.0	(14.0)	-	14.0	(14.0)	-	8
Total, All Reserves	\$ 354.9	\$ 69.7	\$ (35.6)	\$ 389.0	\$ 39.5	\$ (31.1)	\$ 397.5	

### Notes to Table 2-1.

**1. General Fund – Deposits to General Reserve.** The General Reserve, established in Administrative Code Section 10.60, is intended to address revenue and expenditure issues not anticipated during budget development, and is typically used to fund supplemental appropriations.

The policy requires the General Reserve to increase to 1.75 percent of budgeted General Fund regular revenues in FY 2015-16 and 2.0 percent in FY 2016-17. The General Reserve will continue to increase each year until it reaches 3.0 percent of budgeted General Fund regular revenues in FY 2020-21, with unused General Reserve carried forward from the prior year into the new budget year. In FY 2015-16, the Mayor's proposed budget anticipates \$17.8 million in deposits and projects an ending General Reserve balance of \$73.4 million. In FY 2016-17, the proposed budget anticipates \$12.0 million in deposits with an ending balance of \$85.3 million.

**2. Rainy Day Reserves.** Rainy Day Reserve balances are comprised of three separate reserves: Rainy Day Economic Stabilization Reserve - City Reserve, Rainy Day Economic Stabilization Reserve - School Reserve, and the Rainy Day One-Time Reserve. No deposits or uses of these reserves are budgeted in FY 2015-16 or FY 2016-17. Additional detail on deposit and withdrawal requirements for these reserves can be found in the Use of Reserves section in Appendix 1.

**3. Budget Stabilization Reserve.** Established by Administrative Code Section 10.60(c), the Budget Stabilization Reserve augments the Rainy Day Reserve. These two reserves are available to support the City's budget in years when revenues decline. The Budget Stabilization Reserve is funded by the deposit each year of 75 percent of three volatile revenue sources: real property transfer tax revenue above the prior five-year average (adjusted for rate changes), ending unassigned fund balance above what is appropriated as a source in the subsequent year's budget, and certain asset sales. The Mayor's proposed budget assumes transfer tax revenue will be above the prior five-year adjusted average in FY 2015-16, resulting in a deposit to the Budget Stabilization Reserve of \$19.4 million. Transfer tax revenues in FY 2016-17 are not projected to exceed the prior five-year average and therefore no reserve deposit is budgeted in this year. The Controller's Office will determine final deposits in September of each year based on actual receipts during the prior fiscal year.

**4. Budget Savings Incentive Fund.** The Citywide Budget Savings Incentive Fund is authorized by Administrative Code Section 10.20. No deposits or withdrawals in this fund are budgeted for FY 2015-16 or FY 2016-17. Additional detail on deposit and withdrawal requirements for this reserve can be found in the Use of Reserves section in Appendix 1.

**5. Litigation Reserve.** The Mayor's proposed budget includes \$16.0 million for the litigation reserve in FY 2015-16, declining to \$11.0 million in FY 2016-17, which is intended to provide funding for potential judgments and claims that will be paid out during the budget period based on historical experience. The City also maintains a separate reserve funded from prior year appropriations for large cases pending against the City. The proposed level of funding is consistent with the level recommended in the Update to the City's Proposed Five Year Financial Plan for FY 2015-16 through FY 2019-20 published on March 12, 2015.

**6. Recreation & Park Reserves.** The Recreation and Park Savings Incentive Reserve, established by Charter Section 16.107(c), is funded by the retention of year-end net expenditure savings and revenue surplus by the Recreation and Park Department and must be dedicated to one-time expenditures. The Union Square Garage Revenue Stabilization Fund is a reserve of one-time revenue received by the Recreation and Park Department to replace net garage revenues lost due to the construction of the Union Square Market Street Central Subway Station. Additional detail for these reserves can be found in the Use of Reserves section in Appendix 1.

**7. Reserve for Technical Adjustments.** Reserves of \$2.5 million in FY 2015-16 and FY 2016-17 in the proposed budget allow for technical adjustments during the budget review process. The Mayor's Office will inform the Budget and Finance Committee prior to the final Committee vote on the budget as to the amount required for technical adjustments up to that point and any balance that may be available for other uses.

**8. Salaries & Benefits Reserve.** The Mayor's proposed budget provides \$14.0 million in both FY 2015-16 and FY 2016-17 to cover costs related to adopted MOUs with labor organizations and those which will come before the Board in June.

### **Appendix 3. One-time Sources and Nonrecurring Revenue Policy Compliance**

The use of one-time or nonrecurring sources to support ongoing operations creates a future budget shortfall, requiring expenditures to be reduced or replacement resources identified. In December 2011, the Board approved a Nonrecurring Revenue Policy, codified in Administrative Code Section 10.61, which requires selected nonrecurring revenues to be used only for identified nonrecurring expenditures. The Controller is required to certify compliance with this policy. The selected revenues include:

- ☐ General Fund prior year-end unassigned fund balance, before reserve deposits, above the prior five-year average;
- ☐ The General Fund share of revenues from prepayments provided under long-term leases, concessions, or contracts after accounting for any Charter-mandated revenue transfers, set-asides, or deposits to reserves;
- ☐ Otherwise unrestricted revenues from legal judgments and settlements; and
- ☐ Otherwise unrestricted revenues from the sale of land or other fixed assets.

#### **Controller's Certification**

General Fund prior year-end unassigned fund balance is budgeted at \$176.3 million for FY 2015-16 and \$197.0 million for FY 2016-17. These amounts fall substantially below the prior five-year average of year-ending CAFR fund balances, estimated through FY 2014-15 to be \$277.7 million. The other nonrecurring revenues that fall within the policy are listed in Table 3-1. Budgeted nonrecurring expenditures exceed this amount, therefore, the Controller's Office certifies compliance with the policy.

Table 3-1 shows all General Fund nonrecurring revenues and uses in operating funds.

**Table 3-1. General Fund Nonrecurring Sources & Uses (Operating funds only, \$ millions)**

	FY 2014-15 Budget	FY 2015-16 Proposed	FY 2016-17 Proposed
<b>ONE-TIME SOURCES</b>			
General Fund Prior Year Fund Balance	\$ 135.9	\$ 176.3	\$ 197.0
DPH Sale of Buildings/Land Onondaga St.	1.0	1.0	-
Fire Department Prior Year MediCal Revenue (GEMT)	5.9	-	-
Reimbursement of Prior Year Capital Expenditures	11.6	-	-
Sale of Candlestick Park Assets	1.9	-	-
Repayment of Jessie Square Garage Obligation	-	23.6	-
<b>Total Nonrecurring General Fund Revenues</b>	<b>\$ 156.4</b>	<b>\$ 200.9</b>	<b>\$ 197.0</b>
<b>ONE-TIME USES</b>			
Capital Planning GF Recommended Funding	\$ 114.1	\$ 119.1	\$ 118.1
Moving and FF&E Costs for Capital Projects	2.0	11.0	0.8
COIT Annual Projects	8.8	9.7	4.9
COIT Major IT Projects	5.4	15.3	27.6
Equipment	16.2	16.5	9.0
Seed Capital Planning Fund	-	12.6	-
DPH - SFGH - FF&E	56.0	-	-
DPH - Electronic Health Records	-	37.8	54.2
DPH - General Hospital Transition Costs	7.5	18.5	-
<b>Total One-Time Uses</b>	<b>\$ 210.0</b>	<b>\$ 240.4</b>	<b>\$ 214.6</b>

## Appendix 4. Baselines & Mandated Funding Requirements

Voters have approved requirements for baseline levels of funding or staffing for a number of services, which are summarized in Table 4-1 below.

**Table 4-1. Baselines & Mandated Funding/Staffing Requirements (\$ millions)**

	FY 2014-15 Original Budget	FY 2015-16 Proposed Budget	FY 2016-17 Proposed Budget
<b>General Fund Aggregate Discretionary Revenue (ADR)</b>	<b>\$ 2,707.8</b>	<b>\$ 2,955.4</b>	<b>\$ 3,025.5</b>
<b>Financial Baselines</b>			
<b>Municipal Transportation Agency (MTA)</b>			
MTA - Municipal Railway Baseline: 6.686% ADR	181.0	197.6	202.3
MTA - Parking & Traffic Baseline: 2.507% ADR	67.9	74.1	75.9
MTA - Population Adjustment	-	25.9	28.7
MTA - 80% Parking Tax In-Lieu	67.9	71.8	73.8
<b>Subtotal Municipal Transportation Agency</b>	<b>\$ 316.8</b>	<b>\$ 369.3</b>	<b>\$ 380.6</b>
<b>Library Preservation Fund</b>			
Library - Baseline: 2.286% ADR	61.9	67.6	69.2
Library - Property Tax: \$0.025 per \$100 Net Assessed Valuation (NAV)	43.0	46.0	47.9
<b>Subtotal Library</b>	<b>104.9</b>	<b>113.5</b>	<b>117.0</b>
<b>Children's Services</b>			
Children's Services Baseline - Requirement: 4.830% ADR	134.7	142.7	146.1
Children's Services Baseline - Eligible Items Budgeted	151.7	145.9	147.6
Transitional Aged Youth Baseline - Requirement: 0.580% ADR	15.7	17.1	17.5
Transitional Aged Youth Baseline - Eligible Items Budgeted	15.7	18.7	18.8
Public Education Services Baseline: 0.290% ADR	7.9	8.6	8.8
Children's Fund Property Tax Set-Aside: \$0.03 per \$100 NAV	51.6	59.8	67.0
Public Education Enrichment Fund: 3.057% ADR	82.8	90.3	92.5
1/3 Annual Contribution - Preschool for All	27.6	30.1	30.8
2/3 Annual Contribution to San Francisco Unified School District (SFUSD):			
Share of SFUSD Contribution Provided as In-Kind Services	4.3	-	-
Balance of SFUSD Contribution Direct Funding	50.9	60.2	61.7
Total Public Education Enrichment Fund	82.8	90.3	92.5
<b>Subtotal Children's Services</b>	<b>309.6</b>	<b>323.3</b>	<b>334.7</b>
<b>Other Financial Baselines</b>			
Open Space Property Tax Set-Aside: \$0.025 per \$100 NAV	43.0	46.0	47.9
Housing Trust Fund	22.8	25.6	28.4
Human Services Homeless Care Fund: Amount based on aid savings	14.4	15.1	15.1
Municipal Symphony Baseline: \$0.00125 per \$100 NAV	2.3	2.4	2.5
City Services Auditor: 0.2% of Citywide Budget	14.9	15.3	15.3
<b>Subtotal Other Financial Baselines</b>	<b>97.4</b>	<b>104.3</b>	<b>109.2</b>
<b>Total Financial Baselines</b>	<b>\$ 828.8</b>	<b>\$ 910.5</b>	<b>\$ 941.6</b>
<b>Staffing and Service-Driven Baselines</b>			
Police Minimum Staffing	Requirement likely not met in FY 2015-16 but met in FY 2016-17		
Neighborhood Firehouse Baseline	Requirement met		
Treatment on Demand Baseline	Requirement met		
Office of Economic Analysis Staffing	Requirement met		

**Municipal Transportation Agency Baselines.** Charter section 8A.105 established a Municipal Transportation Fund to provide a predictable, stable and adequate level of funding for MTA. Consistent with the Charter, in FY 2000-01 a base amount of funding was established. Charter subsection (c) (1) requires the Controller's Office to adjust the base amount from year to year by the percent increase or decrease in General Fund Aggregate Discretionary Revenues (ADR). Beginning in FY 2002-03, this Charter section also established a minimum level of funding (required baseline) for the Parking and Traffic Commission based upon FY 2001-02 appropriations. The Mayor's proposed budget includes funding for the MTA baselines at the required levels of \$271.7 million in FY 2015-16 and \$278.1 million in FY 2016-17.

Proposition B, passed by the voters in November 2014, requires that in addition to adjusting annually for the change in ADR, these baseline amounts be increased for 10 years of population growth in the City in FY 2015-16 and annual population growth thereafter. The Mayor's proposed budget includes \$25.9 million and \$28.7 million in FY 2015-16 and FY 2016-17 respectively, for the Proposition B population baseline.

**Library Baseline.** Charter Section 16.109 established a Library Preservation Fund to provide library services and to construct, maintain, and operate library facilities. Consistent with the Charter, in FY 2006-07 a base amount of funding was established, which is adjusted annually by the percent increase or decrease in ADR. Based on revenue in the Mayor's proposed budget, the required Library Baseline requirements of \$67.6 million in FY 2015-16 and \$69.2 million in FY 2016-17 are met.

**Children's Baseline.** Charter Section 16.108 established a Children's Services Fund. Consistent with the Charter, in FY 2000-01 a base amount of funding was established, which is adjusted annually by the percent increase or decrease in ADR. Proposition C, approved by voters in the November 2014 general election, amended the Charter to exclude medical health services as an eligible service. As a result, and as part of establishing the Disconnected Transitional-Aged Youth Baseline, the Controller reviewed City appropriations included in the fund and excluded the newly medical health services and other expenditures now mandated by state law. The Controller then recalculated City appropriations as a percentage of ADR to arrive at an adjusted baseline rate. The required baselines for FY 2015-16 and FY 2016-17 are \$142.7 million and \$146.1 million, respectively. The Mayor's proposed budget includes Children's Baseline appropriations of \$145.9 million and \$147.6 million, representing surplus funding of \$3.2 million in FY 2015-16 and \$1.5 million in FY 2016-17.

**Disconnected Transitional-Aged Youth (TAY) Baseline.** Proposition C, approved by voters in November 2014, amended Charter Section 16.108 to increase the Children's Baseline to include services for Disconnected Transitional-Aged Youth (TAY), known as the TAY Baseline. The Charter requires that the TAY Baseline be added to the Children's Baseline, however, it is tracked separately for reporting purposes. The TAY Baseline amount was established in FY 2013-14 and similar to the Children's Baseline is adjusted annually by the percent increase or decrease in ADR. The required baselines for FY 2015-16 and FY 2016-17 are \$17.1 million and \$17.5 million, respectively. The Mayor's proposed budget includes Children's Baseline appropriations of \$18.7 million and \$18.8 million, representing surplus funding of \$1.6 million in FY 2015-16 and \$1.2 million in FY 2016-17.

**Public Education Services Baseline.** Charter Section 16.123-2 established a Public Education Enrichment Fund. Consistent with the Charter, in FY 2001-02 a base amount of funding was established, which is adjusted annually by the percent increase or decrease in ADR. The

Mayor's proposed budget includes the required \$8.6 million in FY 2015-16 and \$8.8 million in FY 2016-17 for this baseline.

**Public Education Enrichment Fund Annual Contribution.** In addition to the Public Education Services Baseline, Charter Section 16.123-2 requires the City to support education initiatives with annual contributions equal to the City's total contribution in the prior year, adjusted for the change in ADR. The proposed budget includes \$90.3 million and \$92.5 million for the Public Education Enrichment Fund Annual Contribution in FY 2015-16 and FY 2016-17, respectively.

**Property Tax-Related Set-Asides.** Charter Sections 16.108, 16.109, and 16.107 mandate property tax-related set-asides for the Children's Services Fund, the Library Preservation Fund, and the Open Space Fund. As discussed in the Property Tax section in Appendix 1 the allocation factor for the Children's Fund will increase by \$0.0025 (from \$0.03 to \$0.0325) on each \$100 valuation of taxable property in FY 2015-16 and another \$0.0025 (from \$0.0325 to \$0.035) in FY 2016-17. The Library Preservation Fund and the Open Space Fund receive allocations of \$0.025 for each \$100 valuation of taxable property in both FY 2015-16 and FY 2016-17. The Mayor's proposed budget includes required funding of \$59.8 million in FY 2015-16 and \$67.0 million in FY 2016-17 for the Children's Services Fund, and \$46.0 million and \$47.9 million in FY 2015-16 and FY 2016-17, respectively, for both the Library Preservation Fund and Open Space Fund.

**Housing Trust Fund.** In 2012, voters approved Proposition C, establishing a Housing Trust Fund codified in Charter section 16.110. The Charter requires an annual contribution from the General Fund to the Housing Trust Fund of \$20 million beginning in FY 2013-14 and increasing annually by \$2.8 million. The Mayor's proposed budget includes the required funding of \$25.6 million and \$28.4 million in FY 2015-16 and FY 2016-17, respectively.

**Human Services Care Fund.** Also known as Care not Cash, the Human Services Care Fund was passed by voters as Proposition N in November 2002. Administrative Code Section 10.100-77 defines a formula for calculating the annual required contribution to the Fund based on the number of homeless people expected to participate in County Adult Assistance Programs during each upcoming fiscal year as compared to a base year. The City is required to credit the Fund with the difference between the average annual maximum cash grant for each program and the average annual special allowance or other residual cash payment provided by the City for each participant to whom the City expects to provide in-kind benefits in lieu of the full cash grant during the year. These funds are to be used on homeless outreach and service programs. The Mayor's proposed budget includes funding of \$15.1 million in FY 2015-16 and FY 2016-17. The budgeted amounts include \$0.7 million in FY 2015-16 and FY 2016-17 of General Fund support above the required funding amount of \$15.1 million.

**Municipal Symphony Baseline.** Charter Section 16.106(1) mandates that the City provide an appropriation equivalent to 1/8 of \$0.01 of each \$100 of assessed valuation of property tax for the San Francisco Municipal Symphony Orchestra. Based on budgeted assumptions of assessed valuation, the required funding for the Municipal Symphony Baseline is \$2.4 million in FY 2015-16 and \$2.5 million in FY 2016-17.

**City Services Auditor Baseline.** Charter Section F1.113, approved by voters through Proposition C in November 2003, established the Controller's Audit Fund with a baseline funding amount of 0.2 percent of the City budget be used to fund audits of City services. The

Mayor's proposed budget includes \$15.3 million in FY 2015-16 and \$15.3 million in FY 2016-17 for the City Services Auditor baseline.

**Police Minimum Staffing Baseline.** San Francisco Charter Section 4.127, approved by the voters in 1994 as Proposition C, mandates a minimum police staffing baseline of not less than 1,971 sworn full-duty officers. The Charter-mandated minimum staffing level may be reduced in cases where civilian hires result in the return of full-duty officers to active police work, pursuant to Charter Section 16.123, which provides that the Mayor and the Board may convert a required position from a sworn officer to a civilian through the budget process. A number of civilian positions have been added since the Charter amendment was passed, however, no formal certification has been approved by the Police Department.

The Police Department projects that as of July 1, 2015 it will have 2,069 sworn officer positions filled, supplemented by 205 officers graduating from the academy to full-duty and offset by 80 retirements during FY 2015-16. The department projects that 388 officers will not be available for neighborhood policing and patrol due to: leaves of absence, modified duty, academy, or field training. These adjustments result in a projected total of 1,806 full-duty sworn officers available for neighborhood policing and patrol, 165 short of the baseline staffing amount. The Controller's Office estimates that by the end of FY 2015-16, 77 positions will have been civilianized, reducing the minimum staffing level to 1,894. Additionally, the Department will receive overtime funding in the FY 2015-16 proposed budget that the Controller's Office calculates as equivalent to 73 full-duty sworn positions, bringing the staffing level to 1,879, or 15 positions short of the adjusted baseline amount, if overtime is counted towards the budget.

As of July 1, 2016 the Police Department projects to have 2,194 sworn officer positions filled, supplemented by 205 officers graduating from the academy to full-duty and offset by 80 retirements during FY 2016-17. The department projects that 388 officers will not be available for neighborhood policing and patrol due to: leaves of absence, modified duty, academy, or field training. These adjustments result in a projected total of 1,931 full-duty sworn officers available for neighborhood policing and patrol, 40 short of the baseline staffing amount. The Controller's Office estimates that by the end of FY 2016-17, 77 positions will have been civilianized, reducing the minimum staffing level to 1,894. Additionally, the Department will receive overtime funding in the FY 2016-17 proposed budget that the Controller's Office calculates as equivalent to 71 full duty sworn positions bringing the staffing level to 2,002 or 108 positions above of the adjusted baseline amount, if overtime is counted towards the budget.

**Neighborhood Firehouse Baseline.** In November 2005, San Francisco voters passed the Neighborhood Firehouse Protection Act (Proposition F), which established staffing requirements as described in Administrative Code Section 2A.97. The Act requires 24-hour staffing of 42 firehouses and the Arson and Fire Investigation Unit, and no fewer than four ambulances and four Rescue Captains. The Mayor's proposed budget includes \$268.3 million in FY 2015-16 and \$270.1 million in FY 2016-17 to meet the baseline. Since this requirement is not contained in the Charter, the Board may approve a budgeted amount that does not meet the levels described in the Code.

**Treatment on Demand Baseline.** In November 2008, voter approval of Proposition T created Chapter 19A, Article III of the Administrative Code, which requires the Department of Public Health to maintain an "adequate level of free and low cost medical substance abuse services and residential treatment slots" to meet the overall demand for these services. The measure also requires the Department to report to the Board by February 1 of each year with an assessment of the demand for substance abuse treatment, and a plan to meet this demand. At



the end of December 2014 (the most recent data available), the only treatment modality for which there were more clients waiting than slots available was for Residential, which had thirty-five clients waiting and thirty-one open slots. The Administrative Code stipulates that the City cannot "reduce funding, staffing, or the number of substance abuse treatment slots available for as long as slots are filled or there is any number of individuals seeking such slots." This requirement has been met.

## **Staff Contacts**

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Michelle Allersma, Director of Budget & Analysis, [Michelle.Allersma@sfgov.org](mailto:Michelle.Allersma@sfgov.org)

Nick Delgado, Budget and Revenue Analyst, [Nicholas.Delgado@sfgov.org](mailto:Nicholas.Delgado@sfgov.org)

Yuri Hardin, Budget and Revenue Analyst, [Yuri.Hardin@sfgov.org](mailto:Yuri.Hardin@sfgov.org)

Theresa Kao, Budget Analyst, [Theresa.Kao@sfgov.org](mailto:Theresa.Kao@sfgov.org)

Alex Koskinen, Budget Analyst, [Alex.Koskinen@sfgov.org](mailto:Alex.Koskinen@sfgov.org)

Jay Liao, Budget and Revenue Analyst, [Jay.Liao@sfgov.org](mailto:Jay.Liao@sfgov.org)

Devin Macaulay, Budget Analyst, [Devin.Macaulay@sfgov.org](mailto:Devin.Macaulay@sfgov.org)

Drew Murrell, Citywide Revenue Manager, [Drew.Murrell@sfgov.org](mailto:Drew.Murrell@sfgov.org)

Risa Sandler, Citywide Budget Manager, [Risa.Sandler@sfgov.org](mailto:Risa.Sandler@sfgov.org)

Jamie Whitaker, Property Tax Manager, [James.Whitaker@sfgov.org](mailto:James.Whitaker@sfgov.org)

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**To:** BOS-Supervisors  
**Subject:** FW: Extended Hours Premises permit report 6/11/2015  
**Attachments:** 20150611143948571.pdf

Hi Angela,

Please find my final Extended Hours Premises report as required by MPC 1070.35/

Cheers!

Cammy Blackstone  
Deputy Director  
San Francisco Entertainment Commission  
415-554-7793 [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)



Entertainment Commission



Clerk of the Board  
San Francisco Board of Supervisors

June 11, 2015

As mandated in section 1070.35 of the Police Code, please find the Extended Hours Premises quarterly report from March 31 through June 11, 2015.

### BACKGROUND

Extended Hours Premises Quarterly Report

Ordinance #238-09 passed in November 2009. The Extended Hours Premises permits from the date of passage and prior total 76:

- 33 food establishments
- 26 nightclubs
- 2 adult entertainment
- 5 event spaces
- 3 music halls
- 1 billiard parlor
- 6 hotels

Since 2009, there have been 42 EHP permits issued. Below is a break out on permits by type and the annual increase in EHP permits by percentage.

Year	number	venue type			increase
2010	3 permits issued	2 clubs	1 event space		4% increase
2011	5 permits issued	4 clubs	1 event space		6% increase
2012	16 permits issued	3 clubs	13 food		16% increase
2013	11 permits issued	1 club	1 event space	9 food	9% increase
2014	3 permits issued	1 club	1 event space	1 food	4% increase
2015	1 permit issued	1 club			1% increase

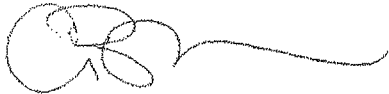
#### **CURRENT BREAK OUT OF EHP PERMITS**

As of March 30, 2015, we have one pending application for Extended Hours Premises permit for a restaurant. This brings the new total of EHP permits to 94. The table below shows the current EHP permits broken down by type:

Food establishments	49
Nightclubs	31
Adult entertainment	1
Event spaces	6
Music halls	4
Hotels	5

I hope this information is helpful. Please let me know should you like any additional information.

Regards,



Cammy Blackstone, Deputy Director  
San Francisco Entertainment Commission

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; BOS-Legislative Aides  
**Subject:** FW: ACC FY15-16 - 12B Waivers  
**Attachments:** ACC\_12BWaiver\_AnimalHealthInternational\_FY15-16.pdf; ACC\_12BWaiver\_MWIVeterinarySupply\_FY15-16.pdf

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**From:** Alberto, Justine Eileen (ADM)  
**Sent:** Tuesday, June 09, 2015 4:21 PM  
**To:** Board of Supervisors, (BOS)  
**Cc:** McMahon, Trisha; Donohue, Virginia (ADM); Zuercher, Eric (ADM)  
**Subject:** ACC FY15-16 - 12B Waivers

Hello Board of Supervisors,

Attached are Animal Care and Control's FY15-16 12B Waivers for the below vendors:

1. Animal Health International – No Potential Contractors Comply
2. MWI Veterinary Supply - No Potential Contractors Comply

Please let me know if you have questions.

Warm Regards,  
Justine

Justine Alberto | Administrative Analyst  
(415) 554-9410 | [justine.alberto@sfgov.org](mailto:justine.alberto@sfgov.org)

SF Animal Care and Control  
1200 – 15<sup>th</sup> Street  
San Francisco CA 94103  
Facebook | Twitter



CITY AND COUNTY OF SAN FRANCISCO  
HUMAN RIGHTS COMMISSION

S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B  
WAIVER REQUEST FORM  
(HRC Form 201)

► Section 1. Department Information

Department Head Signature: Virginia Donohue Virginia Donohue (Director)  
Name of Department: Animal Care and Control  
Department Address: 1200 - 15<sup>th</sup> Street, San Francisco CA 94103  
Contact Person: Eric Zuercher (Shelter Manager)  
Phone Number: (415) 554-9413 Fax Number: (415) 557-9950

FOR HRC USE ONLY

Request Number: \_\_\_\_\_

► Section 2. Contractor Information

Contractor Name: Animal Health International (AHI) Contact Person: Customer Service  
Contractor Address: 10300 Metric Blvd., Suite 300, Austin TX 78758-4975  
Vendor Number (if known): 88297 Contact Phone No : (888) 787-4483

► Section 3. Transaction Information

Date Waiver Request Submitted: 6/5/2015 Type of Contract: Departmental Blanket  
Contract Start Date: 8/16/2015 End Date: 6/30/2016 Dollar Amount of Contract: \$ 50,000.00

► Section 4. Administrative Code Chapter to be Waived (please check all that apply)

- ☒ Chapter 12B  
☐ Chapter 14B *Note:* Employment and LBE subcontracting requirements may still be in force even when a 14B waiver (type A or B) is granted.

► Section 5. Waiver Type (Letter of Justification must be attached, see Check List on back of page.)

- ☐ A. Sole Source  
☐ B. Emergency (pursuant to Administrative Code §8.60 or 21.15)  
☐ C. Public Entity  
☒ D. No Potential Contractors Comply – Copy of waiver request sent to Board of Supervisors on: 6/5/2015  
☐ E. Government Bulk Purchasing Arrangement – Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_  
☐ F. Sham/Shell Entity – Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_  
☐ G. Local Business Enterprise (LBE) (for contracts in excess of \$5 million; see Admin. Code §14B.7.1.3)  
☐ H. Subcontracting Goals

**HRC ACTION**

12B Waiver Granted: \_\_\_\_\_ 14B Waiver Granted: \_\_\_\_\_  
12B Waiver Denied: \_\_\_\_\_ 14B Waiver Denied: \_\_\_\_\_

Reason for Action: \_\_\_\_\_

HRC Staff: \_\_\_\_\_ Date: \_\_\_\_\_

HRC Staff: \_\_\_\_\_ Date: \_\_\_\_\_

HRC Director: \_\_\_\_\_ Date: \_\_\_\_\_

**DEPARTMENT ACTION** – This section must be completed and returned to HRC for waiver types D, E & F.

Date Waiver Granted: \_\_\_\_\_ Contract Dollar Amount: \_\_\_\_\_



## ANIMAL CARE AND CONTROL DEPARTMENT

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1200 15th STREET  
SAN FRANCISCO  
CALIFORNIA 94103  
(415) 554-6364  
FAX (415) 557-9950  
TDD (415) 554-9704

June 5, 2015

Contract Monitoring Division  
30 Van Ness Avenue, Suite 200  
San Francisco CA 94102

To Whom It May Concern:

Animal Care and Control (ACC) is requesting a 12B HRC Waiver for Animal Health International (AHI).

AHI is the supplier of numerous animal health and veterinary care products for ACC. This vendor supplies us with diagnostic tests, catheters, treatments, veterinary equipment maintenance and cleaning supplies. In particular, they are the only regional distributor of Accel cleaning solution, which is vital to the operation of our animal shelter. ACC has looked into contracting with other animal health care product distributors for this particular range of products, but none are 12B compliant. Granting this vendor a waiver will allow us to continue to provide high quality care to our shelter animals.

ACC is requesting that this 12B HRC Waiver request be approved for the amount of \$50,000.00. We will continue to work closely with the Contract Monitoring Division and follow-up with AHI compliance status. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Virginia Donohue".

Virginia Donohue  
Executive Director

Attachment(s)

c: Trisha McMahon





CITY AND COUNTY OF SAN FRANCISCO  
HUMAN RIGHTS COMMISSION

S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B

WAIVER REQUEST FORM

(HRC Form 201)

FOR HRC USE ONLY

Request Number: \_\_\_\_\_

► Section 1. Department Information

Department Head Signature: Virginia Donohue Virginia Donohue (Director)

Name of Department: Animal Care and Control

Department Address: 1200 - 15<sup>th</sup> Street, San Francisco CA 94103

Contact Person: Eric Zuercher (Shelter Manager)

Phone Number: (415) 554-9413

Fax Number: (415) 557-9950

► Section 2. Contractor Information

Contractor Name: MWI Veterinary Supply (MWI)

Contact Person: Customer Service

Contractor Address: PO Box 910 Meridian ID 83680-9010

Vendor Number (if known): 58841

Contact Phone No.: (800) 824-3703

► Section 3. Transaction Information

Date Waiver Request Submitted: 6/10/15

Type of Contract: Departmental Blanket

Contract Start Date: 8/16/2015

End Date: 6/30/2016

Dollar Amount of Contract: \$50,000.00

► Section 4. Administrative Code Chapter to be Waived (please check all that apply)

☒ Chapter 12B

☐ Chapter 14B Note: Employment and LBE subcontracting requirements may still be in force even when a 14B waiver (type A or B) is granted.

► Section 5. Waiver Type (Letter of Justification must be attached, see Check List on back of page.)

☐ A. Sole Source

☐ B. Emergency (pursuant to Administrative Code §8.60 or 21.15)

☐ C. Public Entity

☒ D. No Potential Contractors Comply – Copy of waiver request sent to Board of Supervisors on: 6/10/15

☐ E. Government Bulk Purchasing Arrangement – Copy of waiver request sent to Board of Supervisors on:

☐ F. Sham/Shell Entity – Copy of waiver request sent to Board of Supervisors on:

☐ G. Local Business Enterprise (LBE) (for contracts in excess of \$5 million; see Admin. Code §14B.7.1.3)

☐ H. Subcontracting Goals

HRC ACTION

12B Waiver Granted: \_\_\_\_\_  
12B Waiver Denied: \_\_\_\_\_

14B Waiver Granted: \_\_\_\_\_  
14B Waiver Denied: \_\_\_\_\_

Reason for Action: \_\_\_\_\_

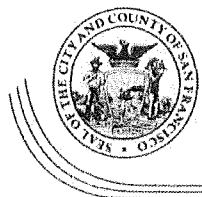
HRC Staff: \_\_\_\_\_ Date: \_\_\_\_\_

HRC Staff: \_\_\_\_\_ Date: \_\_\_\_\_

HRC Director: \_\_\_\_\_ Date: \_\_\_\_\_

DEPARTMENT ACTION – This section must be completed and returned to HRC for waiver types D, E & F.

Date Waiver Granted: \_\_\_\_\_ Contract Dollar Amount: \_\_\_\_\_



## ANIMAL CARE AND CONTROL DEPARTMENT

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1200 15th STREET  
SAN FRANCISCO  
CALIFORNIA 94103  
(415) 554-6364  
FAX (415) 557-9950  
TDD (415) 554-9704

June 10, 2015

Contract Monitoring Division  
30 Van Ness Avenue, Suite 200  
San Francisco CA 94102

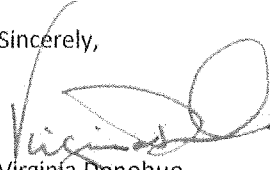
To Whom It May Concern:

Animal Care and Control (ACC) is requesting a 12B HRC Waiver for MWI Veterinary Supply (MWI).

MWI is the supplier of numerous animal health and veterinary care products to ACC. This vendor supplies ACC with antibiotics, vaccines, syringes, diagnostic tests and treatments. In particular, they are the only regional distributor of the IMRAB rabies vaccination, which is vital to the operation of our animal shelter. ACC has looked into contracting with other animal health care distributors for this particular range of products, but none are 12B compliant. Granting this vendor a waiver will allow us to continue to provide high quality care to our shelter animals.

ACC is requesting that this 12B HRC Waiver request be approved for the amount of \$50,000.00. We will continue to work closely with the Contract Monitoring Division and follow-up with MWI Veterinary Supply compliance status. Thank you.

Sincerely,

  
Virginia Donohue  
Executive Director

Attachment(s)

c: Trisha McMahon

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**Subject:** FW: GO Bond Capacity  
**Attachments:** CON GO Bond Capacity Projections.pdf

**From:** Rosenfield, Ben (CON)

**Sent:** Monday, June 08, 2015 3:17 PM

**To:** Avalos, John (BOS); Breed, London (BOS); Campos, David (BOS); Christensen, Julie (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Kim, Jane (BOS); Mar, Eric (BOS); Tang, Katy (BOS); Wiener, Scott; Yee, Norman (BOS); Howard, Kate (MYR); Wheaton, Nicole (MYR); Calvillo, Angela (BOS); Campbell, Severin (BUD); Falvey, Christine (MYR); Pollock, Jeremy (BOS)

**Subject:** GO Bond Capacity

Attached is an update regarding our most recent projections of capacity for General Obligation bond authorization and issuance assuming the financial constraints adopted in the City's capital plan. Please Nadia Sesay or I with any questions.

Ben Rosenfield  
Controller  
City and County of San Francisco  
(415) 554-7500



**MEMORANDUM**

**TO:** Mayor Edwin Lee  
Members of the Board of Supervisors

**FROM:** Ben Rosenfield, Controller *BR*  
Nadia Sesay, Director of Public Finance *NS*

**SUBJECT:** General Obligation Bond Capacity

**DATE:** Monday, June 8, 2015

In order to facilitate the City's capital planning process and accurately manage the city's general obligation debt portfolio, the Office of Public Finance maintains a forward-looking model of outstanding, authorized and unissued, and anticipated debt issuances. This model assumes policy makers maintain the City's property tax level within the 2006 threshold adopted in the City's Capital Plan.

With the aim of providing reasonable and fiscally prudent analysis, the Office of Public Finance uses a standardized set of assumptions about interest rates and debt service structure for planning anticipated financings, and these assumptions are revisited with updated information as the City becomes ready to issue the bonds and gets a clearer understanding of the size and pricing information.

The City is currently preparing to issue approximately \$67 million in General Obligation Bonds (Transportation and Road Improvement Bonds, 2014), Series 2015B, and based on project needs and current interest rates, the projected debt service for the bonds will be significantly lower than had been assumed in the planning model.

**This lower amount of debt service has created approximately \$50 million in additional capacity within the 2006 property tax threshold for general obligation debt issuances over the next ten years.** This additional debt capacity is available toward any of the capital programs identified in the adopted Ten-Year Capital Plan. The next two general obligation bonds expected to be placed on the ballot are \$250 million Housing bond in November 2015 and \$311 million Department of Public Health bond in June 2016.

Please feel free to contact us at (415) 554-7500 with any questions.

**CC:** Naomi Kelly, City Administrator  
Angela Calvillo, Clerk of the Board  
Kate Howard, Mayor's Budget Office  
Brian Strong, Capital Planning Director

**From:** Board of Supervisors, (BOS)  
**Subject:** File 150241, 150243, 150245 FW: Soda limits

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

From: Barabara Sinelnikoff [<mailto:corkwreath@att.net>]  
Sent: Wednesday, June 10, 2015 11:34 AM  
To: Board of Supervisors, (BOS)  
Subject: Soda limits

I just read an article in the paper that says you have passed legislation on restricting advertisements for soda drinks on buses, city surfaces, billboards, transit shelters, posters, and sports stadiums. ALSO no advertising on city property and no city money is to be spent on sodas. My question is : If someone that is employed by the city and gets paid by the city buys a soda, isn't that city money? Also, if you are going to blame soda on diabetes, obesity and cavities how about also putting a ban on the advertising of juices, candy cakes and anything else that might cause the same problems. You are not doctors, nor are you enforcers of personal likes and dislikes of a person. I drink sodas, I eat cakes, cup cakes ,candy etc. and I do not have diabetes, nor am I obese, I weigh 101 lbs. What causes the problems is what the parents feed their children. This is not something the city can control. When I was a youngster, my parents didn't give me any amount of money I wanted to spend on anything I wanted. Thats the problem. The children feel they are entitled to enough money to buy what they want. Stop trying to run our lives like the "White House" is trying to do. If you continue with this kind of legislation, you might just be out of a job in the future.

Thank you, Barbara Sinelnikoff

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 150295, 150363 FW: Air BnB

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**From:** Barry Brown [mailto:barrybrown.sf@gmail.com]  
**Sent:** Monday, June 08, 2015 10:30 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** Air BnB

To: Norman Yee and SF Board of Supervisors  
Fr: Barry Brown (SF resident)  
Re: Air Bnb Vote in S.F.

Norman Yee,

I am writing in strong support for Air bnb being allowed to operate in our city under taxes and fair regulations. But I **strongly disagree** with the current bill to limit Air bnb and am asking that you vote representing our district to oppose this legislation.

We operate an Air bnb in our free standing residence and it is a vital way we afford our mortgage. The legislation before our Board of Supervisors does not consider our district and those of us who have a unit. Our neighbors are fine with our arrangement and we pay the city tax for our Air bnb rentals.

Vote "no" on this legislation and lets come up with some more equitable for all parties.

---

**From:** Board of Supervisors, (BOS)  
**To:** Avalos, John (BOS)  
**Subject:** File 150295, 150363 FW: Concerns about Proposed Amendment to Short-Term Rentals  
(Please give current law a chance!)

---

**From:** Kevin Krejci [mailto:krejci.kevin@gmail.com]  
**Sent:** Tuesday, June 09, 2015 10:25 AM  
**To:** Ausberry, Andrea; Chiu, David (BOS); Mar, Eric (BOS); Farrell, Mark (BOS); Breed, London (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Cohen, Malia (BOS); Wiener, Scott; Tang, Katy (BOS); Christensen, Julie (BOS); Campos, David (BOS); Joh.Avalos@sfgov.org; Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); Esther San Miguel; Quizon, Dyanna (BOS)  
**Subject:** Concerns about Proposed Amendment to Short-Term Rentals (Please give current law a chance!)

Dear Mayor Lee and Supervisors,

Thank you very much for your support of short-term rental legislation and willingness to listen to the many perspectives of this important issue.

We are a family of four with two children (7 and 11), and have proudly been living in the Sunset district for 25+ years, and recently registered with the city to legally rent an in-law studio in our home on a short-term, flexible basis. I was recently diagnosed with Parkinson's Disease, and we have found this to be a great way for us to keep paying our mortgage and medical bills (not to mention property taxes). We have had nothing but great experiences with our guests from all walks of life, and have the support of our neighbors and businesses in our neighborhood. We bought our house with an in-law studio that we share with our in-laws when they visit us 2 to 3 months per year. The rest of the year, it would be empty if we could not make available on STR platforms like Airbnb.

We appreciate the law that was put in place in February to enable us to legally do this, but have serious concerns about the proposed amendments. Here are our recommendations, followed by our key concerns related to the amendments:

**1. Recommendations**

1. Give the current law a chance!
  1. It is a false choice to assume we have to choose one of the amendments.
  2. The amendments both go too far, and will not help the housing crisis. They will only encourage others to operate in the dark, and/or reduce the many benefits to families like us who depend on the extra income to stay in the city.
2. Think out of the box!
  1. SF is the social and technical innovation capital of the world. Let's collaborate to find better solutions that start with neighbors, hosts, landlords, tenants, tech companies, platforms, and government working together!
3. Don't throw the baby out with the bath water!
  1. Find a better way to distinguish between hosts living in their primary residence and remote commercial real-estate tycoons who are taking long-term housing off the market to benefit unfairly from STR.

**2. Caps**

1. The caps go way too far, and will just mean we have an empty studio in our home several months out of the year, and much harder time paying our bills, and less money spent in our neighborhood by our lost visitors.
2. The loss of distinction between "hosted" and "non-hosted" is a step backwards. Let's not "throw the baby out with the bath water"...
3. They will drive many hosts underground to systems that lack verification and trusted communications.
4. They will discourage non-hosted strictly commercial speculators from taking longer-term housing stock off the market, but these numbers are far too harsh on the rest of us who live in our homes.
5. According to the SF Planning Department, the breaking point should be 257 nights, and according to Airbnb, it is close to 211 nights per year. IF we are going to use caps and can't distinguish between hosted vs. non-hosted, we should at least extend the caps closer to 200+ days.

### **3. Registration and TOT**

1. We have registered, but the process took several weeks and was not very straight-forward. We have since received many threatening letters from the SF Treasurer to pay our TOT, despite the fact that Airbnb is already doing this on our behalf.
  1. If you want to encourage more people to register, this should be addressed.
2. Some incentives could help, such as third-party verification badges that can be displayed in search results, helping registered hosts improve their visibility in search results listings.

### **4. Taxes**

1. Hosts like us get a 1099 from Airbnb and pay all our taxes: Federal, State, Property, and TOT (not to mention local taxes for the food and furnishings, and the money our guests spend locally.)
2. The additional taxes raised from sharing economy startups like Airbnb who choose SF as their Headquarters should not be overlooked.
3. There should be plenty of funding to improve the registration and enforcement capabilities of the planning department and related SF agencies.

### **5. Data Privacy**

1. In the spirit of democracy, Internet platforms should NOT be required to give limitless private data of their users to the government without subpoena.
2. We are OK with an opt-in system, and personally don't mind sharing our data with SF government, but this should be OUR choice, and NOT required of Airbnb, VRBO, Craigslist, or other platforms.

### **6. Private Right of Action**

1. This will lead to many frivolous lawsuits, and discourage many people from homesharing.
2. Let's build community instead of turning neighbors into "though police"...

### **7. Tourism and Visitor Profiles**

1. Like it or not, tourism brings billions of dollars into our city every year, and is the backbone of our economy in SF.
2. Many hotels are close to capacity, and homesharing gives options to many, especially during peak times when big events and conferences are held.
3. Homesharing guests are not all tourists. In our case, we get many people from many walks of life for many different reasons:
  1. Relatives of our neighbor undergoing chemotherapy.
  2. Parents of neighbor here for a wedding.
  3. Former SF resident relocating to SF, relying on STR until he can find permanent housing.
  4. Bay Area residents here for a weekend in the Sunset district to enjoy Ocean Beach and biking in Golden Gate Park.
  5. Grandmother from Scotland here to visit her daughter for two weeks after having baby.
  6. The list goes on...



## 8. Principal Place of Residence

1. It has been argued that it is impossible to prove "principal place of residence", but it is not that difficult at all. We suggest a look at this site:

1. <http://homeguides.sfgate.com/prove-principal-residence-46931.html>

We appreciate your consideration, and hope we can continue to share our home the 9+ months out of the year that our in-laws are not staying in our in-law. **Please give the current law a chance, and don't outlaw our in-law! ;)**

Thank you,

Kevin Krejci and Esther San Miguel

[@kevinkrejci](#)

<https://www.airbnbsf.com/kevin-and-esther>

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** File 150295, 150363FW: Please do not further restrict home sharing and short-term rentals

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

From: slmu@yahoo.com [mailto:slmu@yahoo.com]  
Sent: Monday, June 08, 2015 12:28 PM  
To: Board of Supervisors, (BOS)  
Subject: Please do not further restrict home sharing and short-term rentals

My name is Matthew and I live in San Francisco.

Please do not further restrict home sharing and short-term rentals. Home sharing is a key tool in keeping units affordable for many CURRENT struggling San Franciscans and the law is already too restrictive.

We must protect CURRENT San Franciscans trying to make ends meet and for whom a roommate situation does not work. We must not attempt to strong-arm our CURRENT neighbors in the name of market-rate "housing stock" just so those hoping to re-locate here, lured with six-figure incomes and a great city, are further enticed and won't have to commute. The corporations bringing those folks here should have that responsibility, not a San Franciscan living near the edge.

And a short-term rental does NOT increase demands on important San Francisco programs--such as our schools or Healthy SF--as NEW permanent residents do. Additionally, providing an otherwise empty room to a visitor directly increases local employment, such as cleaning, supplying and repair of the residence. It brings increased foot-traffic to near-by stores, especially in neighborhoods not typical visitor destinations. In the off-season, short-term renting translates into less demand on San Francisco resources at those times. Enticing more new permanent residents means more year-round demands on San Francisco resources.

Short-term rentals provide a windfall to the City: some \$11 million from a generous 14% tax. Long-term rentals provide NO tax to San Francisco. Denying short-term rentals in the name of "housing stock" is fiduciarily irresponsible, decreases affordability and would increase the misery for some current San Franciscans by ejecting them from the City in a misguided attempt to accommodate those who can afford to relocate here.

The Chronicle points out that short-term rentals are a "sliver" of the City's housing, around 1/2 of 1%. Pretending that preventing such rentals will increase affordable housing is delusional and actually makes living here unaffordable for many CURRENT San Franciscans.

Home-sharing rights are in keeping with San Francisco principles. Medical privacy, consumer data protection, gay and reproductive rights: the City is a champion of personal control, privacy, and choice. And home privacy is paramount.

The government should not pry into who stays in our bedrooms or on our sofas and for how long. Nor should it make us disclose our travel plans for all the world to see or prevent us from keeping a room available for a relative in need. Not knowing the finances, lifestyle, emotional or medical needs of a resident, it's government intrusion to attempt to force roommates, possibly permanently (due to rent control) on a San Franciscan as the price for keeping a home here. Such government prying must NOT penetrate the outer walls of our residences.

Public behavior is a different matter. But long-term OR short-term renters, residents OR visitors can create parking, trash, noise, and loitering issues. Public problems can be fixed with public legislation. And knee-jerk bigotry that such problems are caused always and only by foreigners and other out-of-towners has no place in San Francisco and should not find solace in our laws.

Additionally, visitors (as well as hosts) are subject to regularly posted reviews on hosting platforms. They know that their ongoing ability to visit around the world relies on their continuing good behavior. Long-term renters protected by rent control do not face the scrutiny of such constant reviews.

Folks who want to provide short-term rentals are so proud of the City that they wish to share it with the world in the most profound and personal way. To continue living here, they are willing to open their homes and become ambassadors to the San Francisco visitor.

Visitors become educated in our recycling, water conservation, local-food movement, and other eco-friendly attitudes. Hosts inevitably have intimate discussions, presenting San Francisco values, changing minds that then head home, spreading San Francisco ideas and improving the planet.

Some struggling San Franciscans CANNOT travel, due to low income, chronic illness, mobility problems, no time off, or other issues. Yet with home sharing, the world can come to them. We must not limit those visiting San Franciscans who face such challenges.

And if you are a San Franciscan who must travel, you should decide how to make that work, not the government. Otherwise, your out-of-state mom better not be sick for longer than the law allows. You might have to choose between going to take care of her and keeping your San Francisco home.

Short-term prohibitions date back to an old-timey era, long before apps and the Internet made the sharing economy feasible. Should our ancestors hold such sway over situations they could never envision? Any effort to weaken the rights of home-sharers should be met by San Franciscans with a greater effort to strengthen such rights.

Again, please do not further restrict home sharing and short-term rentals. The current law is too restrictive as it is.

Thank you.



BOS-11, C page  
File # 150422

RECEIVED  
CITY OF SAN FRANCISCO  
JUN 9 2015 1:54 PM  
K

June 8, 2015

Angela Calvillo, Clerk of the Board of Supervisors  
City & County of San Francisco  
One Dr. Carlton B. Goodlett Place  
City Hall Room 244  
San Francisco, CA 94102

Dear Madam Clerk:

We at Hospitality House enthusiastically support the re-nomination of Peter Cohen to serve as a member of the Citizen's Committee on Community Development, for the City and County of San Francisco.

Peter is a friend and colleague with a long and active history as an affordable housing advocate with broad experience in community-based economic development, tenant counseling and eviction and legal services for a diverse population throughout the City.

Moreover, Peter brings significant experience in the often complex world of affordable housing financing, Housing and Urban Development funding mechanisms, as well as much-needed policy analysis of the range of housing needs and options.

Peter has worked as a housing and community development advocate and practitioner, and is an acknowledged citywide voice in San Francisco's diverse affordable housing community. His unique skills in policy analysis, economic and community development, and affordable housing make him a tremendous asset, and well-suited to serve as a member of the Citizen's Committee on Community Development.

Peter has lived in San Francisco for more than 20 years, and is a father of two children. He is committed to ensuring the best possible future for all the residents of our great City.

We are proud to support Peter's re-nomination to the Citizen's Committee on Community Development.

Please feel free to contact either of us should you have additional questions.

8

President, Board of Supervisors  
District 3  
第三區  
市參事會主席



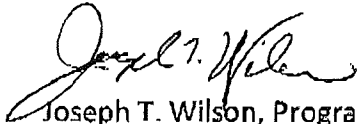
City and County of San Francisco  
三藩市市及縣政府

**DAVID CHIU**  
邱信福

Thank you for your attention.

Respectfully,

Jackie Jenks, Executive Director  
Hospitality House

A handwritten signature in black ink, appearing to read "Joseph T. Wilson". The signature is fluid and cursive, with the first name "Joseph" being more prominent.

Joseph T. Wilson, Program Manager  
Community Building

President, Board of Supervisors  
District 3  
第三區  
市參事會主席



City and County of San Francisco  
三藩市市及縣政府

**DAVID CHIU**  
邱信福

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Somera, Alisa (BOS)  
**Subject:** File 150422 FW: Peter Cohen's Nomination to Citizen's Committee on Community Development ( SUPPORT)  
**Attachments:** Peter Cohen's Letter.docx

---

**From:** Joe Wilson [<mailto:jwilson@hospitalityhouse.org>]  
**Sent:** Tuesday, June 09, 2015 1:15 PM  
**To:** [bos@sfgov.org](mailto:bos@sfgov.org)  
**Subject:** Peter Cohen's Nomination to Citizen's Committee on Community Development ( SUPPORT)

thank you!

--

**Joseph T. Wilson**  
**Community Building Program Manager**



**Hospitality House**  
290 Turk Street  
San Francisco, CA 94102  
ph.: 415.749.2111  
fax: 415.749.2136  
[jwilson@hospitalityhouse.org](mailto:jwilson@hospitalityhouse.org)  
[www.hospitalityhouse.org](http://www.hospitalityhouse.org)

**Facebook:** <https://www.facebook.com/HospitalityHouse>

**Twitter:** <https://twitter.com/HospitalityHous>

**Flickr:** [https://www.flickr.com/cchh\\_cap](https://www.flickr.com/cchh_cap)

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June 8, 2015

Angela Calvillo, Clerk of the Board of Supervisors  
City & County of San Francisco  
One Dr. Carlton B. Goodlett Place  
City Hall Room 244  
San Francisco, CA 94102

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Peter is a friend and colleague with a long and active history as an affordable housing advocate with broad experience in community-based economic development, tenant counseling and eviction and legal services for a diverse population throughout the City.

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Peter has lived in San Francisco for more than 20 years, and is a father of two children. He is committed to ensuring the best possible future for all the residents of our great City.

We are proud to support Peter's re-nomination to the Citizen's Committee on Community Development.

Please feel free to contact either of us should you have additional questions.

Thank you for your attention.

Respectfully,

Jackie Jenks, Executive Director  
Hospitality House

Joseph T. Wilson, Program Manager  
Community Building

June 9, 2015

ORIGINAL: Leg Clerk  
C: BOS-11, CPAG  
FILE 150541  
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2015 JUN 11 AM 11:54  
BJ

Clerk of the Board, City Hall

1 Dr. Carilton Place, Room 244

San Francisco, Ca. 94102

Dear Angela:

Though dated June 3, 2015, I received the Notice of Public Hearing, today scheduled for June 16, 2015 at three in the afternoon. I received a copy of Notice of Public Hearing today. I have not received a copy of the work necessary to complete these repairs from the City of San Francisco. The block/lot number is 3578/018. Enclosed with this letter is a copy of the notices dated June 3, 2015 that I received today, June 9, 2015.

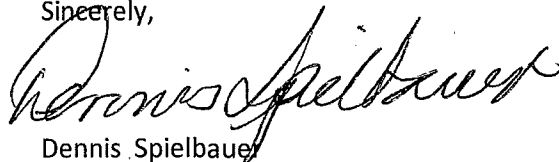
I am requesting that this hearing be postponed to a later date, a copy of the repairs, and a copy of the estimated costs be sent to me via USPS or email. I ask that I am given time to review the repairs, and time to complete these repairs. My mailing address is: 486 South Fifth Street, San Jose, Ca. 95112. My telephone number is (408) 903-9073. My email address is: dennisspielbauer@yahoo.com.

I am unable to attend this hearing because of a conflicting appointment in Palo Alto, Ca. that was scheduled over a month ago. I also do not have any information regarding the required repairs.

Most importantly, though, please send the requested information concerning the sidewalk repairs so this matter can be addressed in a timely manner.

Thank you for your assistance.

Sincerely,

  
Dennis Spielbauer

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Tuesday, June 16, 2015

**Time:** 3:00 p.m.

**Location:** City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102


**Subject:** File No. 150541. Hearing to consider objections to a report of assessment costs submitted by the Director of Public Works for sidewalk and curb repairs through the Sidewalk Inspection and Repair Program ordered to be performed by said Director pursuant to Public Works Code, Sections 707 and 707.1, the costs thereof having been paid for out of a revolving fund.

Pursuant to the provisions of Public Works Code, Sections 707, et seq., the Director of Public Works did cause the repair and replacement of sidewalks at various locations where the obligation to perform such repair or replacements is that of the property owners. A copy of the report for such repairs is attached, which contains the location, block and lot numbers, and the total amount due, including administrative costs.

At the public hearing, the Board of Supervisors will hear objections which may be raised by any property owner liable to be assessed, and may make such corrections, revisions or modifications to the report as it deems just. Confirmation of the report by the Board of Supervisors will result in special assessments of the property and addition of these assessments to the tax roll.

Pursuant to Government Code, Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Board. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 12, 2015.

  
for Angela Calvillo  
Clerk of the Board

DATED/POSTED/MAILED: June 3, 2015



## **NOTICE OF BOARD OF SUPERVISORS PUBLIC HEARING**

June 3, 2015

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Manager

Street Use and Mapping  
1155 Market St., 3rd floor  
San Francisco, CA 94103  
tel 415-554-5810

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Location: 3638 - 3638 18TH ST  
Block/Lot: 3578 / 018  
Notice To Repair #: 1009168 SIRP / 80 Dolores A

Pursuant to Article 15, Sections 706 through 706.4 of the Public Works Code, a hearing before the Board of Supervisors will be held regarding the cost of sidewalk repairs completed by the City & County of San Francisco to be placed as an assessment on property taxes.

The hearing will be scheduled as follows:

**Hearing Date:** Tuesday, June 16, 2015

**Time:** 3 PM

**Location:** Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Board's Website:** <http://www.sfbos.org/index.aspx?page=2314>



**SAN  
FRANCISCO  
CHAMBER OF  
COMMERCE**

File 150464  
BOS-11, PSNS  
COB, Leg Dep.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 JUN 15 AM 8:34

AK

June 12, 2015

The Honorable London Breed  
President, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

RE: File No.150464, Health Code Amendment; Service Station Bathrooms

Dear Supervisor Breed:

The San Francisco Chamber of Commerce, representing over 1,500 local businesses, urges the Board of Supervisors to reject the proposed legislation by Supervisor Kim to impose administrative fines on service stations for violations of the Health Code restroom requirements.

Health Code Section 725 was enacted during the administration of Mayor Feinstein, for whom I oversaw legislative activities. Thirty years ago service stations were being converted from full service to self-service. Not only were air and water often unavailable to a motorist, so were the bathrooms. Section 725 was added, as I recall, not to provide a service to the general public, but to require gas stations to maintain restrooms for their motorist patrons.

In 1986 few if any gas stations had added the convenience stores that we see so often today, and few were open past nine or ten o'clock at night. Today, many stations are operated 24 hours a day, though it may be a single staff member managing the station from a secure booth or otherwise locked facility. I hope you would agree that public restrooms generally cannot be operated safely or maintained during the middle of the night with only a single staff member on property.

I do not believe Health Code Section 725 was drafted to require gasoline stations to provide restrooms for the general public or for a patron of a convenience store that may share the property. While it appears that the ordinance does require restroom access for motorists any time the station is open, from a safety point of view that is often not possible in this era of 24 hour stations.

The Chamber of Commerce urges the Board of Supervisors to reject this legislation and to revisit the current requirement that gas stations, as compared to every other business in San Francisco, must provide restrooms for motorists during all the hours the station is open.

Sincerely,

Jim Lazarus  
Vice President of Public Policy

cc. Each Member of the Board of Supervisors

(10)

President, Board of Supervisors  
District 3  
第三區  
市參事會主席



City and County of San Francisco  
三藩市市及縣政府

**DAVID CHIU**  
邱信福





**SAN  
FRANCISCO  
CHAMBER OF  
COMMERCE**

Our City. Your Business.

**FACSIMILE TRANSMITTAL SHEET**

TO:	Angela Calvillo; Clerk of the Board	FROM:	Jim Lazarus
COMPANY:	To be Copied to each member of the Board of Supervisors	PHONE:	415.352.8810
FAX NUMBER:	415.554.5163	DATE:	6/12
PHONE NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	2
RE:	File No. 150464 - Health Code Amendment; Service Station Bathrooms		

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

**NOTES/COMMENTS:**

To be sent to each member of the Board of Supervisors.



President, Board of Supervisors  
District 3  
第三區  
市參事會主席



City and County of San Francisco  
三藩市市及縣政府

**DAVID CHIU**  
邱信福

TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW  
STEPHEN L. COLLIER  
RAQUEL FOX  
MATT MCFARLAND  
JOSEPH K. BARBER

126 Hyde Street  
San Francisco, CA 94102  
Tel. (415) 771-9850  
Fax. (415) 771-1287

File 150621  
ORIG: Leg Clerk  
c: BOS 11, CPAGE

Contact:

Email: [steve@thclinic.org](mailto:steve@thclinic.org)  
Phone: 771-9850 ext. 122

June 11, 2015

VIA HAND-DELIVERY

Members of the Board of Supervisors  
c/o Clerk of the Board  
San Francisco Board of Supervisors  
One Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Re: *Board of Supervisors File No. 150621  
Condominium Conversion Project #8005  
135 Buena Vista Avenue East,  
San Francisco, California*

Dear Members of the Board:

I write to request that the Board deny the condominium conversion project for 135 Buena Vista Avenue, East, on the ground that project is not in compliance with the lifetime lease requirements of San Francisco Subdivision Code § 1396.4(g).

I represent Katie Trieu and Thomas Saiget, tenants at 135 Buena Vista Avenue East, Apt. #2, San Francisco, California. I hand delivered a formal complaint with regard to the approval of this project to the Department of Public Works, Division of Street Use and Mapping, on June 3, 2015, requesting that DPW put a hold on the project until it could investigate the owners/subdividers' violation of the lifetime lease provisions of San Francisco Subdivision Code § 1396.4(g) (see enclosed). I called and left a message with the DPW staff member on the project afterwards and did not receive a response. When I called again today, I learned that my letter was "not in the file." Therefore, I request that you deny approval of the conversion project until the lifetime lease requirement is complied with.

The owners claimed to record an "Offer of Lifetime Lease of Residential Property" on March 12, 2015 (see enclosed). The offer of lifetime lease purports to offer to Thomas and Katie Saiget a lifetime lease in apartment #2 at 135 Buena Vista Avenue East. However, the lease attached as Exhibit B to the recorded offer of lifetime lease was not a lifetime lease. It is a month-to-month rental agreement with an Addendum No. 1 indicating that the owner agrees to rent the property to Katie Trieu and Thomas Saiget for five years beginning December 15, 2013 and ending December 15, 2018. The lease lacks the operative language that would

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OFFICE OF THE CLERK  
SAN FRANCISCO  
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AK

June 11, 2015

Page 2

make it a lifetime lease, specifically "the term begins on ("commencement date"), and shall terminate upon the death of the last life tenant residing in the unit or the last surviving member of the life tenant's household, whichever is later, provided such surviving member is related to the life tenant by blood, marriage, or domestic partnership, is either disabled, catastrophically ill, or age 62 or older at the time of death of any life tenant, and resided with the last life tenant at the time of death at the premises." Such language is required by Subdivision Code Section 1396.4(g). It is also not the lifetime lease form provided by DPW to comply with this requirement. Therefore, the offer of a lifetime lease was invalid, and the condominium conversion should not have been approved.

As the requirement of a lifetime lease has not been satisfied, a Final Subdivision Map or Parcel Map may not be approved. (Subdivision Code Section 1396.4(g)(3).) The tenants wish to accept an offer of lifetime lease once it is properly made.

Please deny this conversion project. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "SLC", with a long horizontal flourish extending to the right.

Stephen L. Collier

Attorney for Katie Trieu and Thomas Saiget

SLC/mg  
Enclosure

June 11, 2015

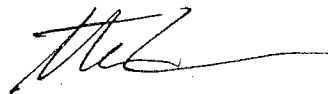
Page 2

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Very truly yours,



Stephen L. Collier

Attorney for Katie Trieu and Thomas Saiget

SLC/mg  
Enclosure

## TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW  
STEPHEN L. COLLIER  
RAQUEL FOX  
MATT MCFARLAND  
JOSEPH K. BARBER

126 Hyde Street  
San Francisco, CA 94102  
Tel. (415) 771-9850  
Fax. (415) 771-1287

Contact:

Email: [steve@thclinic.org](mailto:steve@thclinic.org)  
Phone: 771-9850 ext. 122

June 3, 2015

### VIA HAND-DELIVERY

Robert Hanley  
Department of Public Works  
Bureau of Street-Use and Mapping  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Re: *Condominium Conversion Project #8005, 135 Buena Vista Avenue East,  
San Francisco, California*

Dear Mr. Hanley:

I represent Katie Trieu and Thomas Saiget, tenants at 135 Buena Vista Avenue East, Apt. #2, San Francisco, California. This letter serves as a formal complaint with regard to the owners/subdividers violation of San Francisco Subdivision Code § 1396.4(g) (Lifetime Lease).

The owners recorded an "Offer of Lifetime Lease of Residential Property" on March 12, 2015 (see enclosed). The offer of lifetime lease purports to offer to Thomas and Katie Saiget a lifetime lease in apartment #2 at 135 Buena Vista Avenue East. However, the lease attached as Exhibit B to the recorded offer of lifetime lease is not a lifetime lease. It is a month-to-month rental agreement with an Addendum No. 1 indicating that the owner agrees to rent the property to Katie Trieu and Thomas Saiget for five years beginning December 15, 2013 and ending December 15, 2018. The lease lacks the operative language that would make it a lifetime lease, specifically "the term begins on ("commencement date"), and shall terminate upon the death of the last life tenant residing in the unit or the last surviving member of the life tenant's household, whichever is later, provided such surviving member is related to the life tenant by blood, marriage, or domestic partnership, is either disabled, catastrophically ill, or age 62 or older at the time of death of any life tenant, and resided with the last life tenant at the time of death at the premises." Such language is required by Subdivision Code Section 1396.4(g). Therefore, the offer of a lifetime lease was invalid, and the condominium conversion should not have been approved.

June 3, 2015

Page 2

As the requirement of a lifetime lease has not been satisfied, a Final Subdivision Map or Parcel Map may not be approved. (Subdivision Code Section 1396.4(g)(3).) The tenants wish to accept an offer of lifetime lease once it is properly made.

Please take whatever action is necessary in order to prevent Final Subdivision Map or Parcel Map approval pending your investigation of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'SLC', with a long, sweeping horizontal line extending to the right.

Stephen L. Collier

Attorney for Katie Trieu and Thomas Saiget

SLC/mg  
Enclosure

RECORDING REQUESTED BY:

When Recorded Mail To:

Name: SirkinLaw APC

Address: 388 Market Street, Suite 1300  
San Francisco CA 94111

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

**DOC- 2015-K032734-00**

Check Number 1452

Thursday, MAR 12, 2015 14:31:13

Ttl Pd \$69.00

Rcpt # 0005116480

ofa/JL/1-19

AB: 1258, Lot: 019

Space Above This Line For Recorder's Use

### OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY

This Offer of Lifetime Lease of Residential Property ("Offer") is made on 12/15/13 (the "Offer Date") by Gavin McGrane, John D. Gribbon, Shabnam Malek, Akram Malek, Terrence A. Higgins & Junette K. Higgins, Kimberly L. Snead ("Landlord") to Thomas and Katie Saiget ("Life-Tenant") pursuant to the requirement set forth in the San Francisco Condominium Conversion Fee and Expedited Conversion Program, San Francisco Subdivision Code Section 1396.4(g) (the "Program").

WHEREAS, the Landlord is all the fee title owner(s) of the residential property located at 135 Buena Vista Ave East, San Francisco, California 94117, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Premises").

WHEREAS, Life-Tenant currently resides in Unit 2 of the Premises (the "Unit").

WHEREAS, Landlord proposes to convert the Premises to a condominium pursuant to the Program, and under the Program requirements must therefore provide Life-Tenant a written offer for a lifetime lease of the Unit.

NOW THEREFORE, in consideration of the above Recitals and the benefits provided under the Program, Landlord hereby agrees as follows:

1. Offer. Landlord hereby offers to Life-Tenant a lifetime lease in the Unit, the form and terms of which are attached hereto as Exhibit B (the "Lease"). Landlord agrees to record this Offer against the Premises as required under the Program.

2. Term. This Offer shall automatically expire on the earliest of: (i) execution of the Lease by Life-Tenant; (ii) Life-Tenant voluntarily vacates the Unit; or (iii) the date that is two years from the Offer Date.



IN WITNESS WHEREOF, Landlord has executed this Offer as the Offer Date first written above.

"LANDLORD":

x Kimberly L. Sneed

By: Kimberly L. Sneed 2/20/2015  
Its:

"LANDLORD":

x John D. Gribbon

By: John D. Gribbon 2/23/2015  
Its:

"LANDLORD":

x Gravin McGrane

By: Gravin McGrane 2/23/2015  
Its:

SIGNATURES MUST BE NOTARIZED

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

On 7/20/2015 before me, David L. H. Reed  
(insert name and title of the officer)

personally appeared Kimberly L. Sneed  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco )

On February 23, 2015 before me, David L. H. Reed  
(Insert name and title of the officer)

personally appeared John D. Gribbon  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

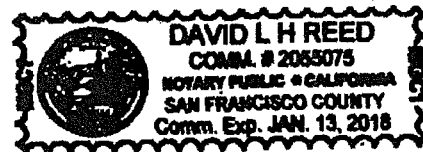
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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State of California  
County of San Francisco

On February 23, 2015 before me, David L. H. Reed  
(insert name and title of the officer)

personally appeared Gavin McGrane  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature

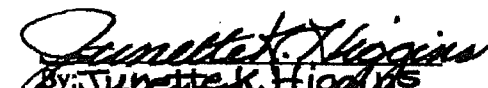


(Seal)

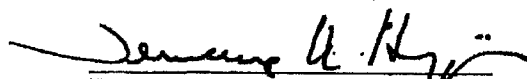


IN WITNESS WHEREOF, Landlord has executed this Offer as the Offer Date first written above.

"LANDLORD":

  
By: Junette K. Higgins  
Its: 08-11-15

"LANDLORD":

  
By: Terrence A. Higgins  
Its: 03-11-15

"LANDLORD":

By:  
Its:

SIGNATURES MUST BE NOTARIZED

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

On March 11th, 2015 before me, David L. H. Reed  
(insert name and title of the officer)

personally appeared Junette K. Higgins  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

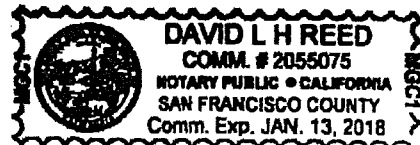
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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State of California  
County of San Francisco

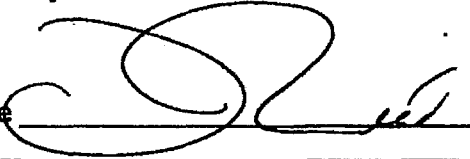
On March 11th, 2015 before me, David L. H. Reed  
(Insert name and title of the officer)

personally appeared Terrance A. Higgins  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature




(Seal)



IN WITNESS WHEREOF, Landlord has executed this Offer as the Offer Date first written above.

**"LANDLORD":**



By: Shabnam Malek  
Its:

**"LANDLORD":**

 attorney in fact for Akram Malek

By: Shabnam Malek attorney in fact for Akram Malek  
Its:

**"LANDLORD":**

By: \_\_\_\_\_  
Its:

**SIGNATURES MUST BE NOTARIZED**



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On 02/26/2015 before me, LUZ E. GONZALEZ  
(insert name and title of the officer)

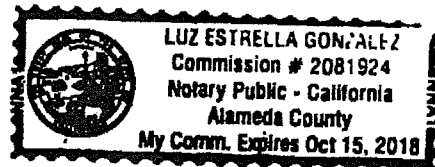
personally appeared Shabnam Malek  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



## ACKNOWLEDGMENT

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State of California

County of Alameda

On 02/26/2015 before me, LUZ E. GONZALEZ  
(insert name and title of the officer)

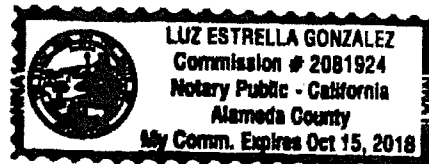
personally appeared Shabnam Malek  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Northeasterly line of Buena Vista Avenue, distant thereon 110 feet Southeasterly from the Southerly line of Waller Street; running thence Easterly and parallel with the Southerly line of Waller Street 89 feet and 2-5/8 inches; thence at a right angle Southerly 11 feet and 8-3/4 inches; thence at a right angle Easterly 56 Feet; thence at a right angle Southerly 26 feet and 1 inch; thence Westerly 130 feet and 10 inches to the Northeasterly line of Buena Vista Avenue at a point distant thereon 32 feet and 6-1/8 inches Southeasterly from the point of beginning; thence Northwesterly along said Northeasterly line of Buena Vista Avenue 32 feet and 6-1/8 inches to the point of beginning.

BEING part of Western Addition Block No. 521

APN: Lot 19, Block 1258



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form LR, Revised 11/12)

Date 10 Dec 2013, Shabnam Malek, Abraham Drucker (Landlord) and  
Thames Seigist, Katie Tieleu (Tenant) agree as follows:

## 1. PROPERTY:

- A. Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: 135 Buena Vista Ave - East Apt 2, San Francisco, CA 94117 (Premises).
- B. The Premises are for the sole use as a personal residence by the following named person(s) only: Katie Tieleu, Thames Seigist
- C. The following personal property, maintained pursuant to paragraph 11, is included: \_\_\_\_\_ or ☐ (if checked) the personal property on the attached addendum.
- D. The Premises may be subject to a local rent control ordinance \_\_\_\_\_

## 2. TERM: The term begins on (date) December 16, 2013 ("Commencement Date"), (Check A or B):

- ☐ A. Month-to-month: and continues as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
- ☒ B. Lease: and shall terminate on (date) December 15, 2014 at \_\_\_\_\_ ☐ AM ☐ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

## 3. RENT: "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of the Agreement, except security deposit.

- A. Tenant agrees to pay \$ 3600 per month for the term of the Agreement.
- B. Rent is payable in advance on the 1st (or ☐ ) day of each calendar month; and is delinquent on the next day.
- C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated based on a 30-day period.
- D. PAYMENT: Rent shall be paid by ☒ personal check, ☒ money order, ☒ cashier's check, or ☐ other \_\_\_\_\_, to (name) Shabnam Malek (phone) \_\_\_\_\_ at (address) 1531 17th Avenue, San Francisco, CA 94117 (or at any other location subsequently specified by Landlord in writing to Tenant) (and ☐ if checked, rent may be paid personally, between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days \_\_\_\_\_). If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Landlord may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by ☒ money order, or ☒ cashier's check.

## 4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$ 3800 as a security deposit. Security deposit will be ☒ transferred to and held by the Owner of the Premises, or ☐ held in Owner's Broker's trust account.
- B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appliances. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reimburse the total security deposit within five days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Landlord shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1980.2(g); and (2) return any remaining portion of the security deposit to Tenant.
- C. Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.
- D. No interest will be paid on security deposit unless required by local law.
- E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.

## 5. MOVE-IN COSTS RECEIVED/DUE: Move-in funds made payable to Shabnam Malek shall be paid by ☐ personal check, ☐ money order, or ☐ cashier's check.

Category	Total Due	Payment Received	Balance Due	Date Due
Rent from <u>Dec 16</u> to <u>Dec 31</u> (date)	1800	1800	0	
*Security Deposit	3800	3800	0	
Other <u>Process</u>	60	60	0	
Other				
Total	5660	5660	0	

\*The maximum amount Landlord may receive as security deposit, however designated, cannot exceed two months' Rent for unfurnished premises, or three months' Rent for furnished premises.

Tenant's Initials (TKS) (\_\_\_\_\_) (\_\_\_\_\_)

Landlord's Initials (\_\_\_\_\_) (\_\_\_\_\_) (\_\_\_\_\_)

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LR REVISED 11/12 (PAGE 1 OF 8)

Revised by \_\_\_\_\_ Date \_\_\_\_\_



Premises: 135 Buena Vista Ave East Apt 2 Date: Dec 10, 2013

6. LATE CHARGE; RETURNED CHECKS:

- A. Tenant acknowledges either late payment of Rent or issuance of a returned check may cause Landlord to incur costs and expenses, the exact amounts of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within 5 (or 10) calendar days after the date due, or if a check is returned, Tenant shall pay to Landlord, respectively, an additional sum of \$ 33.80 or 5 % of the Rent due as a Late Charge and \$25.00 as a NSF fee for the first returned check and \$35.00 as a NSF fee for each additional returned check, either or both of which shall be deemed additional Rent.
- B. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment. Any Late Charge or NSF fee due shall be paid with the current installment of Rent. Landlord's acceptance of any Late Charge or NSF fee shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under paragraph 3 or prevent Landlord from exercising any other rights and remedies under this Agreement and as provided by law.

7. PARKING: (Check A or B)

- ☐ A. Parking is permitted as follows: \_\_\_\_\_

The right to parking ☐ is ☐ is not included in the Rent charged pursuant to paragraph 3. If not included in the Rent, the parking rental fee shall be an additional \$ \_\_\_\_\_ per month. Parking space(s) are to be used for parking properly licensed and operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked on the Premises. Mechanical work or storage of inoperable vehicles is not permitted in parking space(s) or elsewhere on the Premises.

OR ☒ B. Parking is not permitted on the Premises.

8. STORAGE: (Check A or B)

- ☒ A. Storage is permitted as follows: Storage Space #2

The right to separate storage space ☒ is ☐ is not included in the Rent charged pursuant to paragraph 3. If not included in the Rent, storage space fee shall be an additional \$ \_\_\_\_\_ per month. Tenant shall store only personal property Tenant owns, and shall not store property claimed by another or in which another has any right, title or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances.

OR ☐ B. Except for Tenant's personal property, contained entirely within the Premises, storage is not permitted on the Premises.

9. UTILITIES: Tenant agrees to pay for all utilities and services, and the following charges:

water, trash, which shall be paid for by Landlord. If any utilities are not separately metered, Tenant shall pay Tenant's proportional share, as reasonably determined and directed by Landlord. If utilities are separately metered, Tenant shall place utilities in Tenant's name as of the Commencement Date. Landlord is only responsible for installing and maintaining one usable telephone jack and one telephone line to the Premises. Tenant shall pay any cost for conversion from existing utilities service provider.

10. CONDITION OF PREMISES: Tenant has examined Premises and, if any, all furniture, furnishings, appliances, landscaping and fixtures, including smoke and carbon monoxide detector(s).

(Check all that apply):

- ☐ A. Tenant acknowledges these items are clean and in operable condition, with the following exceptions: \_\_\_\_\_
- ☐ B. Tenant's acknowledgment of the condition of these items is contained in an attached statement of condition (C.A.R. Form MIMO).
- ☐ C. (i) Landlord will deliver to Tenant a statement of condition (C.A.R. Form MIMO) ☐ within 3 days after execution of this Agreement; ☐ prior to the Commencement Date; ☐ within 3 days after the Commencement Date.  
(ii) Tenant shall complete and return the MIMO to Landlord within 3 (or ☐) days after Delivery. Tenant's failure to return the MIMO within that time shall conclusively be deemed Tenant's Acknowledgement of the condition as stated in the MIMO.
- ☐ D. Tenant will provide Landlord a list of items that are damaged or not in operable condition within 3 (or ☐) days after Commencement Date, not as a contingency of this Agreement but rather as an acknowledgment of the condition of the Premises.
- ☐ E. Other: \_\_\_\_\_

11. MAINTENANCE:

- A. Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for checking and maintaining all carbon monoxide and smoke detectors and any additional phone lines beyond the one line and jack that Landlord shall provide and maintain. Tenant shall immediately notify Landlord, in writing, of any problem, malfunction or damage. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.

B. ☐ Landlord ☐ Tenant shall water the garden, landscaping, trees and shrubs, except: \_\_\_\_\_

C. ☐ Landlord ☐ Tenant shall maintain the garden, landscaping, trees and shrubs, except: \_\_\_\_\_

D. ☐ Landlord ☐ Tenant shall maintain \_\_\_\_\_

E. Tenant's failure to maintain any item for which Tenant is responsible shall give Landlord the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance.

F. The following items of personal property are included in the Premises without warranty and Landlord will not maintain, repair or replace them: \_\_\_\_\_

Tenant's Initials (TS)(    )

Landlord's Initials (    )(    )

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LR REVISED 11/12 (PAGE 2 OF 6)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 2 OF 6)

Premises: 13500 S Vista Ave. East Apt 2 Date: December 10, 2013

12. **NEIGHBORHOOD CONDITIONS:** Tenant is advised to satisfy him or herself as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any wired, wireless Internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.

13. **PETS:** Unless otherwise provided in California Civil Code § 54.2, no animal or pet shall be kept on or about the Premises without Landlord's prior written consent, except:

14. ☒ (If checked) **NO SMOKING:** No smoking of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is responsible for all damage caused by the smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant is in breach of this Agreement; (iii) Tenant, guests, and all others may be required to leave the Premises; and (iv) Tenant acknowledges that in order to remove odor caused by smoking, Landlord may need to replace carpet and drapes and paint the entire premises regardless of when those items were last cleaned, replaced, or repainted. Such actions and other necessary steps will impact the return of any security deposit. The Premises or common areas may be subject to a local non-smoking ordinance.

15. **RULES/REGULATIONS:**

A. Tenant agrees to comply with all Landlord rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.

B. (If applicable, check one)

☒ 1. Landlord shall provide Tenant with a copy of the rules and regulations within \_\_\_\_\_ days or \_\_\_\_\_

OR ☐ 2. Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.

16. ☐ (If checked) **CONDOMINIUM; PLANNED UNIT DEVELOPMENT:**

A. The Premises are a unit in a condominium, planned unit development, common interest subdivision or other development governed by a homeowners' association ("HOA"). The name of the HOA is \_\_\_\_\_ Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA Rules"). Landlord shall provide Tenant copies of HOA Rules, if any. Tenant shall reimburse Landlord for any fines or charges imposed by HOA or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant.

B. (Check one)

☐ 1. Landlord shall provide Tenant with a copy of the HOA Rules within \_\_\_\_\_ days or \_\_\_\_\_

OR ☐ 2. Tenant has been provided with, and acknowledges receipt of, a copy of the HOA Rules.

17. **ALTERATIONS; REPAIRS:** Unless otherwise specified by law or paragraph 29C, without Landlord's prior written consent, (i) Tenant shall not make any repairs, alterations or improvements in or about the Premises including: painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials; (ii) Landlord shall not be responsible for the costs of alterations or repairs made by Tenant; (iii) Tenant shall not deduct from Rent the costs of any repairs, alterations or improvements; and (iv) any deduction made by Tenant shall be considered unpaid Rent.

18. **KEYS; LOCKS:**

A. Tenant acknowledges receipt of (or Tenant will receive ☐ prior to the Commencement Date, or ☐ \_\_\_\_\_):

☐ \_\_\_\_\_ key(s) to Premises,

☐ \_\_\_\_\_ key(s) to mailbox,

☐ \_\_\_\_\_ key(s) to common area(s),

☐ \_\_\_\_\_ remote control device(s) for garage door/gate opener(s),

B. Tenant acknowledges that locks to the Premises ☐ have, ☐ have not, been re-keyed.

C. If Tenant re-keys existing locks or opening devices, Tenant shall immediately deliver copies of all keys to Landlord. Tenant shall pay all costs and charges related to loss of any keys or opening devices. Tenant may not remove locks, even if installed by Tenant.

19. **ENTRY:**

A. Tenant shall make Premises available to Landlord or Landlord's representative for the purpose of entering to make necessary or agreed repairs, (including, but not limited to, installing, repairing, testing, and maintaining smoke detectors and carbon monoxide devices, and bracing, anchoring or strapping water heaters), decorations, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors.

B. Landlord and Tenant agree that 24-hour written notice shall be reasonable and sufficient notice, except as follows. 48-hour written notice is required to conduct an inspection of the Premises prior to the Tenant moving out, unless the Tenant waives the right to such notice. Notice may be given orally to show the Premises to actual or prospective purchasers provided Tenant has been notified in writing within 120 days preceding the oral notice, that the Premises are for sale and that oral notice may be given to show the Premises. No notice is required: (i) to enter in case of an emergency; (ii) if the Tenant is present and consents at the time of entry; or (iii) if the Tenant has abandoned or surrendered the Premises. No written notice is required if Landlord and Tenant orally agree to an entry for agreed services or repairs if the date and time of entry are within one week of the oral agreement.

C. ☐ (If checked) Tenant authorizes the use of a key safe/lockbox to allow entry into the Premises and agrees to sign a key safe/lockbox addendum (C.A.R. Form KLA).

20. **SIGNS:** Tenant authorizes Landlord to place FOR SALE/LEASE signs on the Premises.

21. **ASSIGNMENT; SUBLETTING:** Tenant shall not sublet all or any part of Premises, or assign or transfer this Agreement or any interest in it, without Landlord's prior written consent. Unless such consent is obtained, any assignment, transfer or subletting of Premises or this Agreement or tenancy, by voluntary act of Tenant, operation of law or otherwise, shall, at the option of Landlord, terminate this Agreement. Any proposed assignee, transferee or sublessee shall submit to Landlord an application and credit information for Landlord's approval and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one assignment, transfer or sublease, shall not be construed as consent to any subsequent assignment, transfer or sublease and does not release Tenant of Tenant's obligations under this Agreement.

Tenant's Initials (JS) (\_\_\_\_)

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LR REVISED 11/12 (PAGE 3 OF 6)

Landlord's Initials (\_\_\_\_) (\_\_\_\_)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



Premises: 135 Dena Vista Ave East Apt 2 Date: December 10, 2013

22. **JOINT AND INDIVIDUAL OBLIGATIONS:** If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this Agreement, jointly with every other Tenant, and individually, whether or not in possession.
23. ☐ **LEAD-BASED PAINT (if checked):** Premises were constructed prior to 1978. In accordance with federal law, Landlord gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form FLD) and a federally approved lead pamphlet.
24. ☐ **MILITARY ORDNANCE DISCLOSURE:** (If applicable and known to Landlord) Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions.
25. ☐ **PERIODIC PEST CONTROL:** Landlord has entered into a contract for periodic pest control treatment of the Premises and shall give Tenant a copy of the notice originally given to Landlord by the pest control company.
26. ☐ **METHAMPHETAMINE CONTAMINATION:** Prior to signing this Agreement, Landlord has given Tenant a notice that a health official has issued an order prohibiting occupancy of the property because of methamphetamine contamination. A copy of the notice and order are attached.
27. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Landlord nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)
28. **POSSESSION:**
- A. Tenant is not in possession of the Premises. If Landlord is unable to deliver possession of Premises on Commencement Date, such Date shall be extended to the date on which possession is made available to Tenant. If Landlord is unable to deliver possession within 5 (or ☐ ) calendar days after agreed Commencement Date, Tenant may terminate this Agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid. Possession is deemed terminated when Tenant has returned all keys to the Premises to Landlord.
- B. ☐ Tenant is already in possession of the Premises.
29. **TENANT'S OBLIGATIONS UPON VACATING PREMISES:**
- A. Upon termination of this Agreement, Tenant shall: (i) give Landlord all copies of all keys or opening devices to Premises, including any common areas; (ii) vacate and surrender Premises to Landlord, empty of all persons; (iii) vacate any/all parking and/or storage space; (iv) clean and deliver Premises, as specified in paragraph C below, to Landlord in the same condition as referenced in paragraph 10; (v) remove all debris; (vi) give written notice to Landlord of Tenant's forwarding address; and (vii)
- B. All alterations/improvements made by or caused to be made by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may charge Tenant for restoration of the Premises to the condition it was in prior to any alterations/improvements.
- C. **Right to Pre-Move-Out Inspection and Repairs:** (i) After giving or receiving notice of termination of a tenancy (C.A.R. Form NTI), or before the end of a lease, Tenant has the right to request that an inspection of the Premises take place prior to termination of the lease or rental (C.A.R. Form NRI). If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. (ii) Any repairs or alterations made to the Premises as a result of this inspection (collectively, "Repairs") shall be made at Tenant's expense. Repairs may be performed by Tenant or through others, who have adequate insurance and licenses and are approved by Landlord. The work shall comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skilful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. (iii) Tenant shall: (a) obtain receipts for Repairs performed by others; (b) prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs; and (c) provide copies of receipts and statements to Landlord prior to termination. Paragraph 29C does not apply when the tenancy is terminated pursuant to California Code of Civil Procedure § 1161(2), (3) or (4).
30. **BREACH OF CONTRACT; EARLY TERMINATION:** In addition to any obligations established by paragraph 29, in the event of termination by Tenant prior to completion of the original term of the Agreement, Tenant shall also be responsible for lost Rent, rental commissions, advertising expenses and painting costs necessary to ready Premises for re-rental. Landlord may withhold any such amounts from Tenant's security deposit.
31. **TEMPORARY RELOCATION:** Subject to local law, Tenant agrees, upon demand of Landlord, to temporarily vacate Premises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to Premises. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.
32. **DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty that render Premises totally or partially uninhabitable, either Landlord or Tenant may terminate this Agreement by giving the other written notice. Rent shall be abated as of the date Premises become totally or partially uninhabitable. The abated amount shall be the current monthly Rent prorated on a 30-day period. If the Agreement is not terminated, Landlord shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Landlord shall have the right of termination, and no reduction in Rent shall be made.
33. **INSURANCE:** Tenant's or guest's personal property and vehicles are not insured by Landlord, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is advised to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage. Tenant shall comply with any requirement imposed on Tenant by Landlord's insurer to avoid: (i) an increase in Landlord's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance.
34. **WATERBEDS:** Tenant shall not use or have waterbeds on the Premises unless: (i) Tenant obtains a valid waterbed insurance policy; (ii) Tenant increases the security deposit in an amount equal to one-half of one month's Rent; and (iii) the bed conforms to the floor load capacity of Premises.



Premises:

135 Buena Vista Ave East Apt 2

Date: December 10, 2013

35. **WAIVER:** The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach.

36. **NOTICE:** Notices may be served at the following address, or at any other location subsequently designated:

Landlord:

Tenant:

37. **TENANT ESTOPPEL CERTIFICATE:** Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within 3 days after its receipt. Failure to comply with this requirement shall be deemed Tenant's acknowledgment that the tenant estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

38. **REPRESENTATIONS:**

A. **TENANT REPRESENTATIONS; OBLIGATIONS REGARDING OCCUPANTS; CREDIT:** Tenant warrants that all statements in Tenant's rental application are accurate. Landlord requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Landlord when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Agreement. Landlord may cancel this Agreement: (i) before occupancy begins; upon disapproval of the credit report(s); or (ii) at any time, upon discovering that information in Tenant's application is false. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under this Agreement.

B. **LANDLORD REPRESENTATIONS:** Landlord warrants, that unless otherwise specified in writing, Landlord is unaware of (i) any recorded Notices of Default affecting the Premises; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.

39. **MEDIATION:**

A. Consistent with paragraphs B and C below, Landlord and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.

B. The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the mediation provision.

C. Landlord and Tenant agree to mediate disputes or claims involving Listing Agent, Leasing Agent or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to this Agreement.

40. **ATTORNEY FEES:** In any action or proceeding arising out of this Agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs, except as provided in paragraph 39A.

41. **C.A.R. FORM:** C.A.R. Form means the specific form referenced or another comparable form agreed to by the parties.

42. **OTHER TERMS AND CONDITIONS; SUPPLEMENTS:** ☐ Intermediary/Transfer Agreement (C.A.R. Form ITA);

☐ Keweenaw Leasing Addendum (C.A.R. Form KLA); ☐ Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form FLD);

☐ Landlord in Default Addendum (C.A.R. Form LID)

The following ATTACHED supplements are incorporated in this Agreement:

43. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed except in writing. This Agreement is subject to California landlord-tenant law and shall incorporate all changes required by amendment or successors to such law. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

44. **AGENCY:**

A. **CONFIRMATION:** The following agency relationship(s) are hereby confirmed for this transaction:

Listing Agent: (Print firm name)

is the agent of (check one): ☐ the Landlord exclusively; or ☐ both the Landlord and Tenant.

Leasing Agent: (Print firm name)

(if not same as Listing Agent) is the agent of (check one): ☐ the Tenant exclusively; or ☐ the Landlord exclusively; or ☐ both the Tenant and Landlord.

B. **DISCLOSURE:** ☐ (if checked): The term of this lease exceeds one year. A disclosure regarding real estate agency relationships (C.A.R. Form AD) has been provided to Landlord and Tenant, who each acknowledge its receipt.

45. ☐ **TENANT COMPENSATION TO BROKER:** Upon execution of this Agreement, Tenant agrees to pay compensation to Broker as specified in a separate written agreement between Tenant and Broker.

Tenant's Initials ( PKS ) (        )

Landlord's Initials (        ) (        )





Premises: 125 Brea Vista Ave Date: December 10, 2013

48. ☐ INTERPRETER/TRANSLATOR: The terms of this Agreement have been interpreted for Tenant into the following language: \_\_\_\_\_ Landlord and Tenant acknowledge receipt of the attached interpreter/translator agreement (C.A.R. Form ITA).

47. FOREIGN LANGUAGE NEGOTIATION: If this Agreement has been negotiated by Landlord and Tenant primarily in Spanish, Chinese, Tagalog, Korean or Vietnamese, pursuant to the California Civil Code, Tenant shall be provided a translation of this Agreement in the language used for the negotiation.

48. OWNER COMPENSATION TO BROKER: Upon execution of this Agreement, Owner agrees to pay compensation to Broker as specified in a separate written agreement between Owner and Broker (C.A.R. Form LCA).

49. RECEIPT: If specified in paragraph 5, Landlord or Broker, acknowledges receipt of move-in funds.

Landlord and Tenant acknowledge and agree Broker: (a) do not guarantee the condition of the Premises; (b) cannot verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this Agreement, Brokers: (e) do not decide what rental rate a Tenant should pay or Landlord should accept; and (f) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance and other desired assistance from appropriate professionals.

Tenant agrees to rent the Premises on the above terms and conditions.

Tenant THOMAS LUNA Date 12-10-2013  
Address 432 W 25th St City Los Angeles State CA Zip 90008  
Telephone 340-903-7247 Fax \_\_\_\_\_ E-mail tsaigete@gmail.com

Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

☐ GUARANTEE: In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing this Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and (iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) \_\_\_\_\_ Date \_\_\_\_\_  
Guarantor \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ E-mail \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Landlord agrees to rent the Premises on the above terms and conditions.  
Landlord Shirley Hill Date 12/15/13 Landlord \_\_\_\_\_ Date \_\_\_\_\_  
Address 15374 Pacific Ave City ST. CL State CA Zip 94122  
Telephone 415-238-6073 Fax \_\_\_\_\_ E-mail \_\_\_\_\_

#### REAL ESTATE BROKERS:

A. Real estate brokers who are not also Landlord under this Agreement are not parties to this Agreement between Landlord and Tenant.

B. Agency relationships are confirmed in paragraph 44.

C. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Leasing Firm) and Cooperating Broker agrees to accept: (i) the amount specified in the M.S.; provided Cooperating Broker is a Participant of the M.S. in which the Property is offered for sale or a reciprocal M.S.; or (ii) ☐ (if checked) the amount specified in a separate written agreement between Listing Broker and Cooperating Broker.

Real Estate Broker (Listing Firm) \_\_\_\_\_ DRE Lic. # \_\_\_\_\_  
By (Agent) \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Real Estate Broker (Leasing Firm) \_\_\_\_\_ DRE Lic. # \_\_\_\_\_  
By (Agent) \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS (C.A.R.) NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION, IN ANY SPECIFIC TRANSACTION, A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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635 South Vinyl Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**CONTRACT ADDENDUM No. 1**

The following terms and conditions are hereby incorporated in and made a part of the Rental Agreement dated December 15, 2013 for the Property known as 135 Buena Vista East, Apt. No. 2, San Francisco, CA 94117 between Thomas Saiger and Katie Trieu (Tenants), on the one hand, and Shabnam Malek (Owner), on the other.

Owner agrees to rent the Property to Tenants for a period of five (5) years, to begin on December 15, 2013 and end on December 15, 2018 (the "Rental Period"), at which point the lease terms shall continue on a month-to-month basis in accordance with state and local laws. Beginning on December 15, 2014, Tenants shall have the right to terminate the Rental Agreement by giving Owner 30-days notice of termination. Termination by Tenants prior to December 15, 2014 is subject to the terms and conditions included in the Rental Agreement.

The Rental Agreement and the terms of this Contract Addendum No. 1 shall be binding upon and shall inure to the benefit of the parties and their heirs, executors, administrators, successors, and permitted assigns.

Any inconsistencies between the terms and conditions stated in this Contract Addendum No. 1 and those contained in the Rental Agreement shall be resolved in favor of this Contract Addendum No. 1.

The foregoing terms and conditions are hereby agreed to and the undersigned acknowledge receipt of a copy of this Contract Addendum No. 1.

This Contract Addendum No. 1 may be executed in counterparts (each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement) and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

Date 1-21-2014

**By Tenants**

Name Katie Trieu

Signature Katie Trieu

Name THOMAS SAIGET

Signature Thomas Saiger

**By Owner**

Name Shabnam Malek

Signature Shabnam Malek

---

**From:** Amy Farah Weiss [amyfarahweiss@gmail.com]  
**Sent:** Thursday, June 11, 2015 9:00 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Oppose Demolition of Mission Bryant Block

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR)

from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Amy Farah Weiss/San Francisco/94117

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**From:** Lisa Vincenti [lisa@sensoryrevolution.com]  
**Sent:** Wednesday, June 10, 2015 8:33 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA : Do not approve demolition

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada

- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Lisa Vincenti  
San Francisco  
94110

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**From:** ss@ssteuer.com  
**Sent:** Wednesday, June 10, 2015 9:36 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

As an artist in an endangered space in the Mission, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission. As a city in crisis it is not acceptable for a private developer with out-of-town financial backers to build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe - a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios - a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates - an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair - a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities - a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop - the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan - now eight years old - no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

there are fewer and fewer possible places in the Mission for studio spaces and affordable housing—this plan doesn't address either loss.

Thank you,

Sharon Steuer  
379 Highland Ave  
San Francisco, CA 94110

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**From:** BDWK [bdwaldman@gmail.com]  
**Sent:** Wednesday, June 10, 2015 9:49 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Beth Waldman  
Mill Valley  
94941

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**From:** FLORA Davis [floradavis@me.com]  
**Sent:** Wednesday, June 10, 2015 9:54 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

As an artist also in an endangered space in the San Francisco, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission. This city is in crisis! And, it is not acceptable for a private developer with out-of-town financial backers to build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

**Flora Davis**  
**689 Bryant Street**  
**San Francisco**  
**94118**

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**From:** Brian Schantz [lastchance@gmail.com]  
**Sent:** Wednesday, June 10, 2015 10:20 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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- A custom carpet installation and repair business, there 25+ years
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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Brian Schantz  
Sacramento, California  
95821

Sent from my iPhone

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**From:** Heather Polley [buglarama1@yahoo.com]  
**Sent:** Wednesday, June 10, 2015 10:32 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.



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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Heather Polley  
San Francisco  
94131

Sent from my iPhone

---

**From:** Clement Hil Goldberg [clementhilgoldberg@gmail.com]  
**Sent:** Wednesday, June 10, 2015 10:58 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** We Can Do Better than Demolishing A Cultural Legacy Block for Mass Luxury Housing

Hi, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units

- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Clement (SF 94117)

---

**From:** Randy Blaustein [randyellen@netzero.net]  
**Sent:** Wednesday, June 10, 2015 10:59 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units

- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Ms. Randy Ellen Blaustein  
San Francisco  
94110

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**From:** Keith Chisholm [mcallisttermansion@gmail.com]  
**Sent:** Wednesday, June 10, 2015 11:05 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
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- Three rent-control dwelling units

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Keith Chisholm

1304 McAllister Street

San Francisco, CA

94115

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**From:** Stephyn Earles [searles@mail.ccsf.edu]  
**Sent:** Wednesday, June 10, 2015 11:14 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission

- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Stephyn Earles

San Francisco

94102

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**From:** Liana Derus [ljderus@mail.sfsu.edu]  
**Sent:** Wednesday, June 10, 2015 11:30 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillisf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Liana Derus

San Francisco

94110

Liana Derus

BS Environmental Studies Candidate, 2016

San Francisco State University

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**From:** Susan Tobiason [susan@sutodesign.com]  
**Sent:** Wednesday, June 10, 2015 11:39 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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Thank you,

Susan Tobiason  
San Francisco, 94102

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S U T O D E S I G N

*user experience • visual design • branding*

.....  
SUSAN TOBIASON

MOBILE: 415.608.5574

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**From:** Peter Papadopoulos [ppapadopoulos@hotmail.com]  
**Sent:** Wednesday, June 10, 2015 11:38 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
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Thank you,

Peter Papadopoulos

San Francisco, 94122

---

**From:** Keith Wainschel [keith.wainschel@yahoo.com]  
**Sent:** Wednesday, June 10, 2015 11:40 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

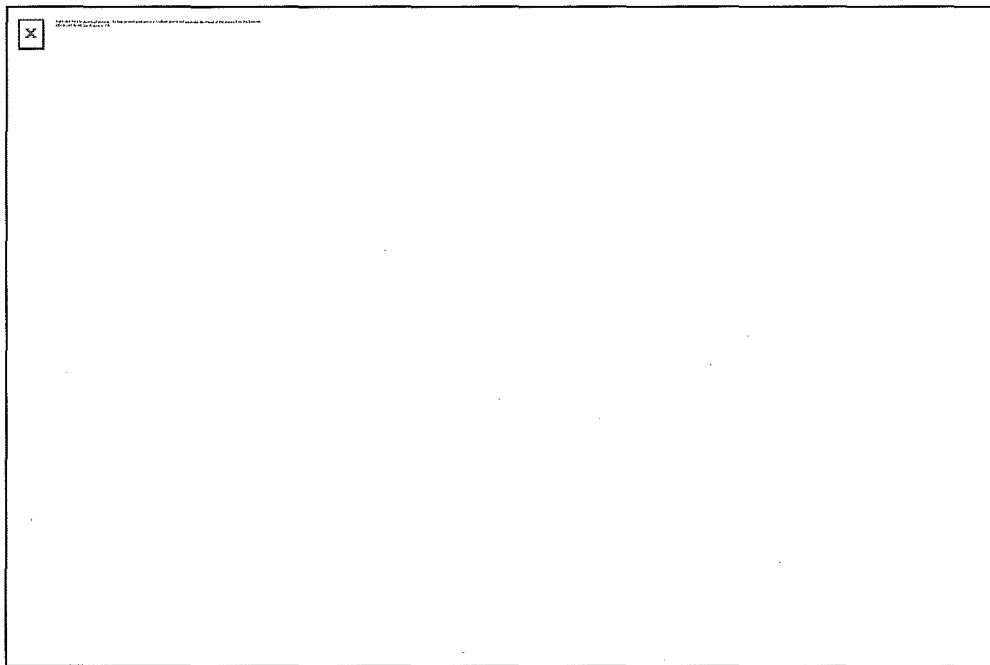
Keith  
San Francisco, CA  
94133

Sent from my iPhone

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**From:** Helen [flyingmranch805@gmail.com]  
**Sent:** Wednesday, June 10, 2015 11:47 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee,



I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
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Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Helen McGrath

Ventura, CA 93003 (former SF resident)



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**From:** Audree Delacruz [audreedelacruz@gmail.com]  
**Sent:** Wednesday, June 10, 2015 11:57 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full-time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Audree Star  
SF  
94133

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**From:** Mónica Rodríguez [monicadf78@hotmail.com]  
**Sent:** Thursday, June 11, 2015 12:14 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org; Angel Ochoa  
**Subject:** RE: June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Monica Rodriguez  
San Francisco, CA  
94110

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**From:** Scott Hubanks [scotthubanks@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:59 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors: With respect, solidarity and compassion, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Scott Charles Hubanks

San Francisco 94114

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**From:** Cjay Roughgarden [cjay.roughgarden@gmail.com]  
**Sent:** Thursday, June 11, 2015 8:38 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

This city really doesn't need ONE MORE "luxury housing" unit. Yes, you'll get more tax money while destroying the city. What did we really win?

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving the PDR businesses and jobs in the Mission
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Thank you,

Cjay Roughgarden  
San Francisco  
94107



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: June 18, Case No. 2013.0677CUA

Dear Supervisors,

We are in receipt of 27 emails from concerned citizens concerning this subject matter, all individual emails will be placed on the communication pages. Thank you.

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**From:** Grove Wiley [<mailto:grovewiley@aol.com>]  
**Sent:** Thursday, June 11, 2015 10:22 AM  
**To:** Richards, Dennis (CPC); [mooreurban@aol.com](mailto:mooreurban@aol.com); Johnson, Christine (CPC); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); [info@cansf.org](mailto:info@cansf.org)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Grove Wiley, Artist  
The Oddists  
Odd Fellows Building  
26 7th Street  
San Francisco, CA 94103-1508

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**From:** Laura Asn [circadianherbs@gmail.com]  
**Sent:** Thursday, June 11, 2015 10:31 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

The culture of San Francisco is changing, there is no doubt about that. The tech industry is moving in, and the actors involved in the transactions are taking the opportunity to build their resources, and increase their financial gains. This is to be expected.

The unfortunate piece in all of this is the loss of what makes San Francisco the unique beautiful place that people want to live and work in. With increasing rents and increasing mono-tech employees buying up valuable housing, it puts San Francisco and long-time residents at risk of leaving their city. If this is happening, which it currently is, then San Francisco losing it's luster, it's creative forces, it's ability to shine as one of the most beautiful cities in the world. More money will not make that happen, more housing indeed will not.

To protect the arts and folklore culture, according to the World Intellectual Property Organization ([http://www.wipo.int/wipo\\_magazine/en/2009/04/article\\_0007.html](http://www.wipo.int/wipo_magazine/en/2009/04/article_0007.html)), is what we call cultural preservation of arts and folklore. It's what creates an identity of a place, makes a community have a home, brings others in to make them stay.

When you consider the demolition of CellSpace, remember that San Francisco and the Mission district would not be what it is without it. And if it goes, it will never be the same.

Thank you,

Laura

**From:** Scott Hubanks [scotthubanks@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:59 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors: With respect, solidarity and compassion, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

Scott Charles Hubanks

San Francisco 94114

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**From:** Denise Sullivan [denisesullivan@earthlink.net]  
**Sent:** Thursday, June 11, 2015 9:02 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe - a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios - a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates - an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair - a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities - a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop - the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan - now eight years old - no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Denise Sullivan  
5758 Geary Blvd. #365  
San Francisco, CA 94121

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**From:** Andy Blue [andyblue415@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:54 PM  
**To:** Richards, Dennis (CPC); Kathryn Moore; Johnson, Christine (CPC); Rich Hills; Michael Antonini; Cindy Wu; Rodney Fong; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Please reject project at 2000 Block of Bryant (June 18, Case No. 2013.0677CUA)

Dear Planning Commissioners:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher



affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Andy Blue  
275 Dolores Street  
San Francisco, CA 94103

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**From:** Mira Ingram [mirabai.prema@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:33 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Mira Ingram

San Francisco, 94102

**From:** Reports, Controller (CON)  
**Sent:** Thursday, June 11, 2015 11:47 AM  
**To:** Calvillo, Angela (BOS); Gosiengfiao, Rachel (BOS); BOS-Supervisors; BOS-Legislative Aides; Kawa, Steve (MYR); Leung, Sally (MYR); Howard, Kate (MYR); Falvey, Christine (MYR); Tsang, Francis; Elliott, Jason (MYR); Steeves, Asja (CON); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); SF Docs (LIB); gmetcalf@spur.org; bob@sfchamber.com; jballesteros@sanfrancisco.travel; Nuru, Mohammed (DPW); Lopez, Edgar (DPW); Dawson, Julia (DPW); Williams, Maurice (DPW); Camillo, Stacey (DPW); Chin, Jason (DPW); CON-EVERYONE  
**Subject:** Issued: Department of Public Works: Follow-up of 2013 Audit of the Job Order Contract Program

The Office of the Controller's City Services Auditor Division (CSA) today issued a memorandum on its assessment of corrective actions that the Department of Public Works (Public Works) has taken in response to CSA's 2013 audit report on the Job Order Contract program. The assessment found that of the 17 recommendations contained in the 2013 report:

- 16 have been implemented and are now closed. Of these:
  - 15 were fully implemented as recommended.
  - 1 was implemented in a manner different from that recommended, but met the intent of the recommendation.
- 1 has not been implemented, but CSA has closed it because Public Works adequately explained why its implementation would not be feasible.

To view the full memorandum, please visit our Web site at:  
<http://openbook.sfgov.org/webreports/details3.aspx?id=2142>  
 This is a send-only e-mail address.

For questions about the memorandum, please contact Director of City Audits Tonia Lediju at [tonia.lediju@sfgov.org](mailto:tonia.lediju@sfgov.org) or 415-554-5393 or the CSA Audits Unit at 415-554-7469.

Follow us on Twitter @sfcontroller




**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE CONTROLLER**

**Ben Rosenfield  
Controller**

**Todd Rydstrom  
Deputy Controller**

**MEMORANDUM**

**TO:** Mohammed Nuru, Director  
Department of Public Works

**FROM:** Tonia Lediju, Director of City Audits  
City Services Auditor Division 

**DATE:** June 11, 2015

**SUBJECT:** Department of Public Works: Follow-up of 2013 Audit of the Job Order Contract Program

---

**EXECUTIVE SUMMARY**

The Office of the Controller's City Services Auditor Division (CSA) issued a report on July 16, 2013, *Department of Public Works: The Job Order Contract Program Is Generally Effective but Requires Improvements to Ensure Accountability and Consistency*. CSA has completed a field follow-up to determine the corrective actions that the Department of Public Works (Public Works) has taken in response to the report. The report contains 17 recommendations, all of which are now closed, as explained below.

- 16 have been implemented and are now closed. Of these:
  - 15 were fully implemented as recommended.
  - 1 (Recommendation 17) was implemented in a manner different from that recommended, but met the intent of the recommendation.
- 1 (Recommendation 13) has not been implemented, but CSA has closed it because Public Works adequately explained why its implementation would not be feasible.

**BACKGROUND, OBJECTIVE & METHODOLOGY**

**Background**

The Charter of the City and County of San Francisco (City) provides CSA with broad authority to conduct audits. CSA conducted the Job Order Contract (JOC) audit at Public Works in 2013 under that authority. CSA engaged Sjoberg Evashenk Consulting, Inc., as a specialist to assist in the audit, which determined whether Public Works used and administered its JOC program in accordance with the San Francisco Administrative Code (code) and whether Public Works efficiently and effectively administers and monitors its JOC program. The code sets the maximum value of a JOC task order at \$400,000.

JOC programs use a project delivery model in which a contractor is awarded an overarching contract for a general scope of work and then, using a task order process, may be selected to complete projects that fit within that scope of work, as needed. This approach eliminates the need to undertake a competitive bidding process for every project. In the City, JOCs can be used for public works maintenance, repair, and minor construction projects up to \$400,000 that are unlikely to require numerous changes and do not require complex design.

Each year Public Works addresses more than 100,000 service requests related to street cleaning, illegal dumping, graffiti, potholes, sinkholes, sidewalk defects, and tree maintenance, while also providing design, construction, maintenance, and repair services for city-owned facilities as requested by city client departments. Value is added to JOC projects by having an on-call contractor who is familiar with the owner's expectations and requirements and who also has an incentive to provide high-quality service in the hopes of being assigned additional work.

### **Objective**

The objective of this follow-up was to substantiate that Public Works has implemented effective corrective actions that will achieve the audit recommendations' desired business results in CSA's JOC program audit report of July 16, 2013, *Department of Public Works: The Job Order Contract Program Is Generally Effective but Requires Improvements to Ensure Accountability and Consistency*. Consistent with Government Auditing Standards, Section 7.05, promulgated by the U.S. Government Accountability Office, the purposes of audit reports include facilitating follow-up to determine whether appropriate corrective actions have been taken. CSA follows up on its audits because their benefit is not in the findings reported or the recommendations made, but in the implementation of actions to resolve audit findings.

This field follow-up is a nonaudit service. Government Auditing Standards do not cover nonaudit services, which are defined as professional services other than audits or attestation engagements. Therefore, Public Works is responsible for the substantive outcomes of the work performed during this follow-up and is responsible to be in a position, in fact and appearance, to make an informed judgment on the results of the nonaudit service.

### **Methodology**

To conduct the field follow-up, CSA:

- Obtained documentary evidence from Public Works' JOC program to verify the status of the recommendations that Public Works had reported as implemented.
- Visited the JOC program office to verify, through observation and discussions with JOC staff, that Public Works had taken certain corrective actions.
- Summarized the issues related to the recommendation that has not been implemented.
- Documented the results of the fieldwork.

## RESULTS

The exhibit below summarizes the status of the 17 recommendations.

EXHIBIT	Status of Recommendations in the 2013 Report, <i>Department of Public Works: The Job Order Contract Program is Generally Effective But Requires Improvements to Ensure Accountability and Consistency</i>	
	Recommendation Status	Number of Recommendations
	<b>Closed</b>	
	CSA determined were implemented as recommended or intent was met.	16
	<b>Not Implemented and Closed</b>	
	Department indicates it will not implement because implementation would not be feasible. CSA concurs.	1
	<b>Total Original Recommendations</b>	<b>17</b>

Presented below is the status of each recommendation by its recommendation number in the report.

### IMPLEMENTED AND CLOSED RECOMMENDATIONS

<b>Recommendation 1 – Require JOC contractors to submit a brief description of the services performed and the nature of each referenced project to enhance its Bidder's Qualifications Statement and strengthen Public Works' assessment of qualification and experience.</b>
<p>CSA confirmed that Public Works has revised the Bidder's Qualifications Form in a manner that facilitates a more detailed description of contractors' work experiences in the bidder's qualification statements.</p>
<p><b><u>Conclusion:</u></b> Recommendation 1 has been implemented.</p>
<b>Recommendation 2 – Work with the Board of Supervisors to amend the City's Conflict of Interest Code to include all JOC Unit employees and Contract Unit positions with any type of evaluative role in the initial Master Agreement solicitations as well as the subsequent task orders assigned and issued.</b>
<p>Minutes of the Board of Supervisors' meeting of December 16, 2014, show that the Board approved amendments to the Conflict of Interest Code that effectively add JOC program employees, the as-needed professional services contract manager, and the hazardous materials contract manager to the list of individuals that must provide a Statement of Economic Interest.</p>
<p><b><u>Conclusion:</u></b> Recommendation 2 has been implemented.</p>



**Recommendation 3 – Enhance its diligent review of contractor price proposals by conducting a high-level review of task orders within the ProGen® system to maintain a stronger awareness of potential quantity price multipliers and discounts.**

CSA confirmed that Public Works has created a Task Order Checklist that reminds JOC users about the need for proposal reviews. CSA confirmed that contractors' proposals are reviewed in detail.

**Conclusion:** Recommendation 3 has been implemented.

**Recommendation 4 – Ensure that contractors consistently follow the documentation requirements prescribed in the JOC General Conditions requiring contractors to demonstrate that each contractor sought and received three quotes on non-prepriced items, when appropriate.**

CSA confirmed that Public Works has created a Task Order Checklist that includes a reminder for contractors to seek and receive three quotes for non-prepriced items. The template that Public Works uses to issue requests for proposal documents also reminds contractors about the requirement that they obtain three quotes for non-prepriced items.

**Conclusion:** Recommendation 4 has been implemented.

**Recommendation 5 – Establish formal procedures regarding what level of bid solicitations should be conducted and what type of support is needed to substantiate non-prepriced items.**

CSA confirmed that Public Works has revised the JOC procedures, Subparagraph D(2)(a)(iii), which describe the bid solicitation process that Public Works uses to select the appropriate contractor. These procedures refer to the General Conditions, Part 6.05, of the JOC Master Agreement, which describe what type of support is needed to substantiate non-prepriced items.

**Conclusion:** Recommendation 5 has been implemented.

**Recommendation 6 – Modify written policies, procedures, and guidance to address areas such as the JOC program's purpose, descriptions or examples of specific types of projects that best qualify for the JOC program, criteria guiding project authorization decisions, and assignment of task order projects to JOC contractors as well as other areas such as on-site and project management.**

CSA confirmed that Paragraph D(2)(a)(i) of the revised JOC procedures refers to a Project Initiation Form, which guides project authorization decisions, project management, and construction management issues. CSA verified that JOC program personnel now use the updated form.

**Conclusion:** Recommendation 6 has been implemented.

**Recommendation 7 – Modify the current contractor evaluation form into a simple checklist format to include additional performance categories that could allow for effectiveness ratings on a low, moderate, and high scale or more compliance responses of yes or no for the performance categories.**

**AND**

**Recommendation 8 – Regularly complete contractor evaluations on all JOC projects, and consider whether those evaluations could be used during assessments of contractors bidding on future Master Agreement solicitations as well as in future assignment of task orders to JOC contractors.**

In March 2014 Public Works implemented a Task Order Exit Form that contains questions to evaluate the contractor, including a rating of *poor*, *acceptable*, or *outstanding*. According to the JOC program manager, none of the task orders initiated within contracts awarded after January 2014 have been completed, so the Task Order Exit Form has not yet been used for those projects. However, according to the JOC program manager, he had project managers use the Task Order Exit Form to evaluate contractors on some completed projects that started before January 2014, and CSA obtained the completed evaluations. The JOC program manager also stated that Public Works intends to consider the contractor evaluations on these forms during assessments of contractors bidding on future Master Agreement solicitations and in future assignment of task orders to JOC contractors.

**Conclusion:** Recommendations 7 and 8 have been implemented.

**Recommendation 9 – Employ existing departmental procedures to JOC contracts or develop JOC-specific formal processes and procedures for justifying projects exceeding the \$400,000 threshold.**

CSA obtained the updated Project Initiation Form, Supplemental Project Initiation Form, and new Task Order Checklist, and determined that they specifically refer to the processes and procedures for justifying projects exceeding the \$400,000 JOC threshold. CSA verified that JOC program personnel now use these forms.

**Conclusion:** Recommendation 9 has been implemented.

**Recommendation 10 – Establish and document a more consistent process to estimate project costs as part of monitoring project costs.**

CSA examined the updated Project Initiation Form and confirmed that Public Works has replaced the term *Construction Estimate* with *Opinion of Probable Cost*. The updated form also requires a detailed discussion of probable cost. As noted above, CSA confirmed that the Project Initiation Form is being used.

**Conclusion:** Recommendation 10 has been implemented.

**Recommendation 11 – Create JOC-specific formal processes and procedures for improving the filing of documentation of key decisions and the rationale for changes in project scope, cost, and schedule.**

CSA examined the new Task Order Checklist and confirmed that it reminds staff to file documentation of key decisions related to changes in project scope, cost, and schedule. CSA obtained a completed Task Order Checklist and e-mails that capture a discussion between the JOC program manager and the contractor for a sample Supplemental Task Order. These documents verify that the type of information that is documented relates to key decisions about—and the rationale for—changes in project scope, cost, or schedule.

**Conclusion:** Recommendation 11 has been implemented.

**Recommendation 12 – Closely monitor interim and final completion deadlines to ensure any necessary change orders are submitted before the passage of the completion dates as well as clearly indicate in project files when project phases have been completed.**

CSA confirmed that the new Task Order Checklist includes areas for milestone dates to be entered. This section of the checklist is labeled *Schedule Tracker*. The JOC program manager showed CSA staff examples to confirm that the project milestones are being entered into the schedule tracker.

**Conclusion:** Recommendation 12 has been implemented.

**Recommendation 14 – Design and implement oversight practices and protocols for JOC projects managed by customer departments to prescribe project management file documentation to be submitted and reviewed by Public Works and ensure project quality standards are met.**

According to the JOC program manager, the oversight practices and protocols of JOC projects are the responsibility of the project manager and construction management. The last page of the updated Project Initiation Form is a memorandum of understanding (MOU) that lists the documents that must be submitted to the JOC program team for review. The project manager must sign the MOU to acknowledge these responsibilities.

**Conclusion:** Recommendation 14 has been implemented.

**Recommendation 15 – Enhance and follow existing procedures to include definitions of the types of JOC documents to be filed in each filing index category or develop a JOC-specific system to prepare, collect, record, file, and properly maintain all required documentation in a consistent format in official departmental files.**

CSA observed that the JOC program now has a comprehensive recordkeeping system for task orders. According to the JOC program manager, he developed this recordkeeping system. CSA confirmed that the Task Order Checklist is consistent with the recordkeeping system's filing directory. CSA obtained detailed instructions, prepared by the JOC program manager, regarding filing procedures for network folders on JOC task orders.

**Conclusion:** Recommendation 15 has been implemented.

**Recommendation 16 – Define inspection criteria and requirements for JOC projects and develop a comprehensive method for tracking field observation and inspection frequency, content, and results so that it can easily be determined whether all field observations and required building or special inspections occurred.**

CSA determined that the JOC Construction Management Procedures are now complete and went into effect in February 2015. CSA obtained Procedure 11.10.01 and verified that the procedures address all the issues mentioned in this recommendation. These include:

- Inspection criteria and requirements
- Documentation of field observations
- Frequency
- Required building and special inspections

**Conclusion:** Recommendation 16 has been implemented.

**Recommendation 17 – Develop standardized schedules of values for contractors that follow the categories established in the task proposal.**

Public Works implemented this recommendation in a manner different from that recommended, but met the intent of the recommendation. According to the JOC program manager, Public Works only partially concurred with this recommendation because:

- The software used in establishing categories in task order proposals is proprietary and not under the City's control.
- The sheer number of items would make it difficult to standardize them alongside the different schedules of values generated by different contractors.

The JOC program manager also stated that Public Works will assist project managers in their review of payments by offering them the eGordian<sup>®</sup> price proposal, which has a detailed breakdown of line items and cost.

The new Task Order Checklist includes a reminder for JOC coordinators to offer to generate approved proposals in both the Construction Specifications Institute (CSI) MasterFormat and the eGordian<sup>®</sup> category format, for project managers to use as schedules of value in evaluating construction progress.

CSA concludes that, although a standardized schedule of values is unavailable, having access to cost information in the proposed formats enables project managers to achieve their goal. As such, Public Works has fulfilled the intent of this recommendation.

**Conclusion:** Recommendation 17 has been implemented.

**NOT IMPLEMENTED AND CLOSED RECOMMENDATION**

**Recommendation 13 – Create a more consistent, documented process for determining in which situations to assess liquidated damages when contractors fail to complete work in accordance with scheduled timeframes or for waiving full or partial amounts of liquidated damages.**

Public Works' Task Order Exit Form, Item 2, requires project managers to state whether or not they assessed liquidated damages and to explain the rationale for their decision. However, CSA noted that the form's reference to liquidated damages does not constitute a "consistent, documented process for determining in which situations to assess liquidated damages," as required by this recommendation.

Public Works provided CSA new information, which supports Public Works' position that this recommendation cannot reasonably be implemented. Specifically, the JOC program manager referred CSA to the JOC Master Agreement, General Conditions, Article 8.03.A.1, entitled, *Liquidated Damages for Delay (Determination of Damages)*, which states:

The actual fact of the occurrence of damages and the actual amount of the damages which the City would suffer if the Work were not completed within the specified limits of Task Order Time are dependent upon many circumstances and conditions which could prevail in various combinations and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages.

According to the JOC program manager, the contract clause above describes the difficulty in defining beforehand in which situations to assess liquidated damages. Therefore, according to the manager, the determination is instead made on a case-by-case-basis. CSA concurs with this determination and considers this recommendation closed because Public Works has adequately explained why its implementation is not feasible.

**Conclusion:** Recommendation 13 has not been implemented but is closed because it is not feasible.

DPW's response is attached. CSA extends its appreciation to you and your staff who assisted with this audit follow-up. If you have any questions or concerns, please contact me at (415) 554-5393 or [tonia.lediju@sfgov.org](mailto:tonia.lediju@sfgov.org).

cc: Public Works  
Julia Dawson  
Edgar Lopez  
Maurice Williams  
Stacey Camilla  
Jason Chin

Controller  
Ben Rosenfield  
Todd Rydstrom  
Mark de la Rosa  
Mark Tipton  
Edvida Moore

Board of Supervisors  
Budget Analyst  
Citizens Audit Review Board  
City Attorney  
Civil Grand Jury  
Mayor  
Public Library

## ATTACHMENT A: SUMMARY OF RECOMMENDATIONS AND FOLLOW-UP WORK PERFORMED

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
The San Francisco Department of Public Works should:			
1. Require JOC contractors to submit a brief description of the services performed and the nature of each referenced project to enhance its Bidder's Qualifications Statement and strengthen Public Works' assessment of qualification and experience.	Public Works has changed its bidder qualification statement forms under Section 00 45 13 parts 10(a), 10(b), and 10(c), replacing the Project Description Field with two fields, Project Title and Work Description.	<ul style="list-style-type: none"> <li>Obtained a copy of the revised Bidder's Qualifications Form and confirmed that under Section 00 45 13, parts 10(a), 10(b) and 10(c), each contain a field for Project Title and Work Description.</li> <li>Observed that, as a result of the changes made to Section 00 45 13, contractors now include more detailed descriptions of their work experience in their bidder qualification statements.</li> </ul>	IMPLEMENTED
2. Work with the Board of Supervisors to amend the City's Conflict of Interest Code to include all JOC Unit employees and Contract Unit positions with any type of evaluative role in the initial Master Agreement solicitations as well as the subsequent task orders assigned and issued.	<p>The Board of Supervisors has made changes to the City's Conflict of Interest Code that effectively added the following Contract Unit positions to the list of persons required to file a Statement of Economic Interest:</p> <ul style="list-style-type: none"> <li>JOC program manager</li> <li>As-needed professional contract manager</li> <li>Haz-Mat contract manager</li> </ul>	<ul style="list-style-type: none"> <li>Confirmed that the minutes of the Board of Supervisors meeting of December 16, 2014, show that, under File # 141003, the Board passed amendments to the Conflict of Interest Code.</li> <li>According to Public Works, this effectively added the following Contract Unit positions to the list of individuals that must provide a Statement of Economic Interest: JOC program manager; as-needed professional services contract manager, and Hazardous Materials contract manager.</li> </ul>	IMPLEMENTED
3. Enhance its diligent review of contractor price proposals by conducting a high level review of task orders within the ProGen® system to maintain a stronger awareness of potential quantity price multipliers and discounts.	Public Works has implemented a new Task Order Checklist to remind JOC users to check quantity price multipliers and discounts. This form is being used for all awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Obtained a copy of the new Task Order Checklist.</li> <li>Verified that Section 3B of the new Task Order Checklist reminds JOC users of the need for proposal reviews.</li> <li>Reviewed files for contracts awarded since January 2014 and verified that the new Task Order Checklist is being used and that contractors' proposals are reviewed in detail. Reviewed: <ul style="list-style-type: none"> <li>Checklist related to Task Order J22-09.</li> <li>Sample proposal review for Task Order J22-09.0.</li> </ul> </li> </ul>	IMPLEMENTED

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
<p>4. Ensure that contractors consistently follow the documentation requirements prescribed in the JOC General Conditions requiring contractors to demonstrate that each contractor sought and received three quotes on non-prepriced items, when appropriate.</p>	<p>Public Works implemented a new Task Order Checklist that will help to remind Contractors to comply with the requirement for requesting and receiving three quotes on non-prepriced items for awarded contracts starting in January 2014. We have included a copy of this task list for review. The template Request for Proposal (RFP) used by Public Works also reminds contractors to seek and receive three quotes from non-prepriced items. This language will be automatically generated on every JOC RFP using the eGordian® software. A sample RFP is attached for reference.</p>	<ul style="list-style-type: none"> <li>Confirmed that Step 2D of the new Task Order Checklist includes a reminder for contractors to seek and receive three quotes for non-prepriced items.</li> <li>Verified that the RFP template reminds contractors to seek and receive three quotes for non-prepriced items.</li> <li>According to the JOC program manager (program manager), Public Works discourages the use of non-prepriced items. However, the program manager provided a sample RFP that included a non-prepriced item. The program manager noted that, although this RFP required three quotes for the non-prepriced item, the contractor submitted only one quote because two of the vendors were not responsive.</li> </ul>	<p><b>IMPLEMENTED</b></p>
<p>5. Establish formal procedures regarding what level of bid solicitations should be conducted and what type of support is needed to substantiate non-prepriced items.</p>	<p>Public Works has modified Procedure 09.04.05 to describe the criteria used to guide the assignment of task order projects to JOC contractors. Public Works has also updated its Project Initiation Form to guide project authorization decisions, project management and construction management responsibilities.</p>	<ul style="list-style-type: none"> <li>Verified that Public Works has revised its JOC procedures 09 04 05 to address all the relevant issues mentioned in this recommendation.</li> <li>Procedure 09 04 05 refers to Section 6.62 of the City's Administrative Code, which governs job order contracts.</li> <li>Procedure 09 04 05 also references the General Conditions of the JOC Master Agreement.</li> <li>Subparagraph D(2)(a)(iii) of Procedure 09 04 05 describes the bid solicitation process (how the appropriate contractor is selected).</li> <li>This subparagraph also refers to Part 6.05 of the General Conditions, entitled "Proposal Development" which describes what type of support is needed to substantiate non-prepriced items.</li> </ul>	<p><b>IMPLEMENTED</b></p>



Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
<p>6. Modify written policies, procedures, and guidance to address areas such as the JOC program's purpose, descriptions or examples of specific types of projects that best qualify for the JOC program, criteria guiding project authorization decisions, and assignment of task order projects to JOC contractors as well as other areas such as on-site and project management.</p>	<p>Public Works referenced its response to Recommendation #5.</p>	<ul style="list-style-type: none"> <li>As noted above, verified that Public Works has revised its JOC procedures 09 04 05 to address all the relevant issues mentioned in this recommendation.</li> <li>Noted that Paragraph C of the procedure describes JOC as an alternative project delivery method and gives its advantages and disadvantages.</li> <li>Also noted that Paragraph D(2)(a)(i) of the modified Procedure 09 04 05 (see preceding recommendation) refers to the Project Initiation Form that guides project authorization decisions, project management, and construction management issues.</li> <li>Obtained the updated Project Initiation Form.</li> <li>During a visit to Public Works, verified that the updated Project Initiation Form is being used.</li> </ul>	<p><b>IMPLEMENTED</b></p>
<p>7. Modify the current contractor evaluation form into a simple checklist format to include additional performance categories that could allow for effectiveness ratings on a low, moderate, and high scale or more compliance responses of yes or no for the performance categories.</p>	<p>Public Works has implemented a Task Order Exit Form that project managers will use to evaluate contractors. This form is being used for all awarded contracts starting in January 2014.</p>	<ul style="list-style-type: none"> <li>Obtained a copy of the Task Order Exit Form.</li> <li>Concluded that the Task Order Exit Form contains questions that constitute an evaluation of the contractor, including a rating of Poor, Acceptable, or Outstanding. The form also allows for additional comments by the evaluator (project manager).</li> </ul>	<p><b>IMPLEMENTED</b></p>
<p>8. Regularly complete contractor evaluations on all JOC projects, and consider whether those evaluations could be used during assessments of contractors bidding on future Master Agreement solicitations as well as on future assignment of task orders to JOC contractors.</p>	<p>Public Works referenced its response to Recommendation #7.</p>	<ul style="list-style-type: none"> <li>According to the program manager, none of the task order projects that have been initiated within contracts awarded after January 2014 have been completed, so the form has not yet been used for those projects. However, the program manager said that he had project managers evaluate contractors on some completed projects that started before January 2014. He provided the completed evaluations to CSA.</li> </ul>	

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
9. Employ existing departmental procedures to JOC contracts or develop JOC-specific formal processes and procedures for justifying projects exceeding the \$400,000 threshold.	The revised Project Initiation Form, the Supplemental Project Initiation Form, and the new Task Order Checklist will formalize the process and procedures. These new forms are being used for awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Obtained the updated Project Initiation Form, the Supplemental Project Initiation Form, and new Task Order Checklist, and determined that these forms and the checklist specifically refer to the processes and procedures for justifying projects exceeding the \$400,000 JOC threshold.</li> <li>During a field visit to Public Works, verified that these forms are being used. Verification was based on a review of the Supplemental Project Initiation Form and related documents for Task Order No. J21-16-2205J.</li> </ul>	<b>IMPLEMENTED</b>
10. Establish and document a more consistent process to estimate project costs as part of monitoring project costs.	Public Works has updated the Project Initiation Form to replace the "Cost Estimate" with "Opinion of Probable Cost." This form will clarify that the initial figures are not a formal estimate. Scope and related costs are more clearly defined in the project development phase of a JOC task order. This form is being used for awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Examined the updated Project Initiation Form and confirmed that it now requires a detailed discussion of "probable cost."</li> <li>During a visit to Public Works, verified that the updated Project Initiation Form is being used. Based on a review of the Project Initiation Form for Job Order No. 1693J.</li> </ul>	<b>IMPLEMENTED</b>
11. Create JOC-specific formal processes and procedures for improving the filing of documentation of key decisions and the rationale for changes in project scope, cost, and schedule.	Public Works' new Task Order Checklist reminds staff to file relevant documentation on project changes. This revised form is being used for awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Examined the new Task Order Checklist and confirmed that, at the tab labeled Supplemental Task Order, it reminds staff to file documentation of key decisions related to changes in project cost, scope, and schedule.</li> <li>Obtained the Task Order Checklist and an e-mail trail of a discussion between the program manager and the contractor for Supplemental Task Order No. J24-13. These documents were provided by Public Works as examples of the type of information that is documented regarding key decisions and rationale for changes.</li> </ul>	<b>IMPLEMENTED</b>

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
12. Closely monitor interim and final completion deadlines to ensure any necessary change orders are submitted before the passage of the completion dates as well as clearly indicate in project files when project phases have been completed.	Public Works' new Task Order Checklist includes important milestone dates for projects. This revised form is being used for awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Confirmed that the new Task Order Checklist includes areas for milestone dates to be entered. This section of the checklist is labeled <i>Schedule Tracker</i>.</li> <li>During a visit to Public Works, the JOC program manager confirmed that the project milestones are being entered into the schedule tracker.</li> </ul>	<b>IMPLEMENTED</b>
13. Create a more consistent, documented process for determining in which situations to assess liquidated damages when contractors fail to complete work in accordance with scheduled timeframes or for waiving full or partial amounts of liquidated damages.	Public Works has implemented a Task Order Exit Form for project managers to record decisions on assessments of liquidated damages. This revised form is being used for awarded contracts starting in January 2014.	<ul style="list-style-type: none"> <li>Confirmed that the Task Order Exit Form, Item 2, requires project managers to state whether or not they assessed liquidated damages and explain the rationale for their decision. However, this reference to liquidated damages on the Task Order Exit Form does not constitute a "consistent, documented process for determining in which situation to assess liquidated damages."</li> <li>Upon inquiry, the program manager referred CSA to Article 8.03.A.1 of the General Conditions of the JOC Master Agreement, entitled, <i>Liquidated Damages for Delay (Determination of Damages)</i> which states:  <i>The actual fact of the occurrence of damages and the actual amount of the damages which the City would suffer if the Work were not completed within the specified limits of Task Order Time are dependent upon many circumstances and conditions which could prevail in various combinations and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages.</i></li> <li>According to the program manager, in the above statement, the City describes the difficulty in defining beforehand which situations to assess liquidated damages. Therefore, the determination is made on a case-by-case-basis.</li> <li>CSA concurs with this determination and deems this recommendation no longer applicable because Public Works' explanation is reasonable.</li> </ul>	<b>NOT IMPLEMENTED/ CLOSED</b>

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
14. Design and implement oversight practices and protocols for JOC projects managed by customer departments to prescribe project management file documentation to be submitted and reviewed by Public Works and ensure project quality standards are met.	Public Works has implemented a new Project Initiation Form, which includes an MOU outlining the project management and construction management practices. On the form the project manager indicates the proposed construction management services. The project manager shall be responsible for entering into a separate MOU for those services.	<ul style="list-style-type: none"> <li>According to the program manager, the oversight practices and protocols of JOC projects are the responsibility of the project manager and construction management.</li> <li>The last page of the updated Project Initiation Form consists of a MOU which outlines the documents that must be submitted to the JOC program team for review.</li> <li>According to the program manager, the project manager must sign the MOU to acknowledge these responsibilities.</li> </ul>	<b>IMPLEMENTED</b>
15. Enhance and follow existing procedures to include definitions of the types of JOC documents to be filed in each filing index category or develop a JOC specific system to prepare, collect, record, file, and properly maintain all required documentation in a consistent format in official departmental files.	Public Works has improved its record keeping with a revised filing directory for task orders. The Task Order Checklist corresponds to the filing directory to improve the relationship between the records and the JOC process. The Project Initiation Form includes an MOU that outlines the required documents that need to be submitted to the JOC team upon request.	<ul style="list-style-type: none"> <li>During a visit to Public Works, observed that the JOC program now has a comprehensive recordkeeping system for task orders.</li> <li>According to the program manager, he developed this recordkeeping system. During a visit to Public Works, confirmed that the Task Order Checklist is consistent with the recordkeeping system's filing directory.</li> <li>Obtained detailed instructions prepared by the program manager for JOC network folders on task orders.</li> </ul>	<b>IMPLEMENTED</b>
16. Define inspection criteria and requirements for JOC projects and develop a comprehensive method for tracking field observation and inspection frequency, content, and results so that it can easily be determined whether all field observations and required building or special inspections occurred.	Public Works, Building Design and Construction, is currently developing a construction administration manual that includes a field observation processes. This manual would apply to JOC projects and is estimated to be completed by 6/30/14.	<ul style="list-style-type: none"> <li>During a visit to Public Works, determined that the JOC Construction Management procedures (11.10.01) are now complete and became effective in February 2015.</li> <li>Obtained a copy of Procedure 11.10.01.</li> <li>Verified that the procedures address all the issues mentioned in this recommendation. These include: <ul style="list-style-type: none"> <li>Inspection criteria and requirements</li> <li>Documentation of field observations</li> <li>Frequency</li> <li>Required building and special inspections</li> </ul> </li> </ul>	<b>IMPLEMENTED</b>

Recommendation	Most Recent Status per Public Works	CSA Field Follow-up Work	Determination
<p>17. Develop standardized schedules of values for contractors that follow the categories established in the task proposal.</p>	<p>The Public Works JOC team will offer the project manager the approved proposals in the ProGen® category format and in the CSI format, which is closer to a traditional schedule of values, during the payment processing phase of the task order. This new process is included on the new Task Order Checklist.</p>	<ul style="list-style-type: none"> <li>According to the program manager, Public Works only partially concurred with this recommendation because: <ul style="list-style-type: none"> <li>The software used in establishing categories in task order proposals is proprietary and not under the City's control.</li> <li>The sheer number of items would make it difficult to standardize them alongside the different schedules of values generated by different contractors.</li> </ul> </li> <li>The program manager also stated that Public Works will assist project managers in their review of payments by offering them the eGordian® price proposal, which has a detailed breakdown of line items and cost.</li> <li>The new Task Order Checklist includes a reminder for JOC coordinators to offer to generate approved proposals in both the Construction Specifications Institute (CSI) MasterFormat and the eGordian® category format, for project managers to use as schedules of value in evaluating construction progress.</li> <li>CSA concludes that, although a standardized schedule of values is unavailable, having access to cost information in the proposed formats enables project managers to achieve their goal. As such, Public Works has fulfilled the intent of this recommendation</li> </ul>	<p><b>IMPLEMENTED</b></p>

## ATTACHMENT B: DEPARTMENT RESPONSE

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Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

San Francisco Public Works  
1 Dr. Carlton B. Goodlett Pl.  
Room 348  
San Francisco, CA 94102  
tel 415-554-6920

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[twitter.com/mrcleansf](https://twitter.com/mrcleansf)

May 8, 2015

Tonia Lediju  
Director of City Audits  
City Hall, Room 476  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Subject: San Francisco Public Works Acknowledgement of CSA Memorandum  
*"Department of Public Works: Follow-up of 2013 Audit of the Job  
Order Contract Program"*

Ms. Tonia Lediju:

Thank you for providing us the opportunity to respond to the field follow-up memorandum of the audit, *"Department of Public Works: The Job Order Contract Program Is Generally Effective but Requires Improvements to Ensure Accountability and Consistency,"* as prepared by the Office of the Controller, City Services Auditor Division.

We acknowledge the findings from the City Services Auditor Division that all seventeen recommendations are now closed with the following results:

- 15 were fully implemented as recommended.
- 1 was implemented in a manner different from that recommended, but met the intent of the recommendation.
- 1 has not been implemented because Public Works adequately explained why its implementation would not be feasible.

We appreciate the time and energy spent by your office to review the Job Order Contract Program. We found that this process has improved our program and ultimately the service that our Department provides.

If you have any questions or need additional information, please do not hesitate to contact me at (415) 554-6919.

Sincerely,

A handwritten signature in black ink, appearing to read "Mohammed Nuru".

Mohammed Nuru  
Director

Cc: Julia Dawson, Deputy Director for Financial Management and Administration  
Edgar Lopez, Deputy Director for Buildings  
Maurice Williams, Division Manager for Project Controls and Services  
Jason Chin, Job Order Contract Program Manager

---

**From:** Frank Briones [brionesf@gmail.com]  
**Sent:** Thursday, June 11, 2015 10:15 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** boardofsupervisors@sfgov.org; info@cansf.org  
**Subject:** June 18, Case No. 2013,0677CUA

June 18, 2015 – Case Number 2013, 0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Frank Briones  
San Francisco  
94121



---

**From:** Jonathan Youtt [jyoutt@gmail.com]  
**Sent:** Thursday, June 11, 2015 10:03 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org; s.f.culturalpreservation@gmail.com  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of nearly 75,000 square feet of light industrial, residential and artists' spaces in the Mission, so that a private developer with out-of-town financial backers who are specifically in the field of high yield speculative real estate can build luxury housing and a huge street-level parking lot. I urge you to deny this proposed development as it undermines the diverse tapestry that makes up our city and specifically violates S.F. city policies.

The developer is ignoring several principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. I have included more specific policy references at the end of this letter to assist with a legal argument for denying this project.

Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

The demolition permit, up for approval, would allow for the destruction of several buildings containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, in Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there for 25+ years
- Production Specialities – a custom machine shop supporting 10-12 trade machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, and converted to a public assembly arts venue in part by city grants from S.F. Art Commission and Grants for the Arts, It was home to Inner Mission and CELLspace.
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, as they have looked at over 75 available properties that are either too expensive or not functional in the way they need it to be.
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the

units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

The following is a list of goals, objectives and specific S.F. city policies that **are being violated or ignored** by the proposed project:

### **Mission Area Plan contraventions:**

#### Land Use

• Policy 1.1.8 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions

• Policy 1.1.10 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions

• Objective 1.7 Retain the Mission's Role As An Important Location for Production, Distribution and Repair (PDR) Activities

#### Housing

• Objective 2.1 Ensure that a significant percentage of new Housing created in the Mission is affordable to people with a wide range of incomes

• Objective 2.3 Ensure that new residential developments satisfy an array of housing needs with respect to tenure, unit mix and community services

• Objective 2.6 Continue and expand the city's efforts to increase permanently affordable housing production and availability

### Built Form

- Objective 3.2 Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm

### Economic Development

- Objective 6.1 Support the Economic Wellbeing of a variety of Businesses in the Eastern Neighborhoods
- Policy 6.1.1. Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods

### Community Facilities

- Objective 7.1 Provide essential community services and facilities
- Policy 7.1.2. Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.
- Objective 7.2. Ensure continued support for Human Service Providers throughout the Eastern Neighborhoods

### **Eastern Neighborhoods EIR contraventions:**

#### *Improvement Measure D-1 Support for Local, Neighborhood Serving Businesses.*

To help meet the housing needs of businesses in the Eastern Neighborhoods due to changing economic conditions brought about as a result of the proposed project and to offset changes in neighborhood character that contribute to gentrification and resultant displacement of existing residents, the City could develop programs to support locally owned or operated businesses, businesses that contribute to the cultural character of the area, and organizations and businesses that serve the needs of lower-income households may be required as part of a complementary plan—outside of land use regulations—to manage neighborhood economic development without a loss in valued neighborhood character in the Eastern Neighborhoods.

#### *Improvement Measure D-2 Affordable Housing Production and Retention*

To help offset the potential displacement of Eastern Neighborhoods residents who could sustain loss of employment as PDR businesses are displaced as an indirect effect of the proposed project, the City could undertake measures that require public investment to prioritize the City's response to affordable housing needs: identifying sites for permanently affordable housing and providing financial resources to acquire and develop that housing; increasing financial resources for subsidizing low and very low income housing in San Francisco.

#### *Improvement Measure D-5 Support for PDR Workers*

To reduce the effects of job loss on PDR employees displaced as a result of the project indirectly causing displacement of PDR businesses, the City could undertake efforts under the coordination of the Mayor's Office of Economic and Workforce Development, working with appropriate state agencies and local community-based service providers.

#### *Improvement Measure H-2 Support for New Open Space*

To avoid the effects of overcrowding, overuse, and conflicts in recreational uses to existing park and recreation facilities in Eastern Neighborhoods, the City should set concrete goals for the purchase of sufficient land for public open space use in Eastern Neighborhoods. The City should set a goal of purchasing one neighborhood park in each Eastern Neighborhood.

### **SF General Plan – Arts Element contraventions:**

- Policy II-2.1 Identify and address the needs of arts programs and facilities for all segments of San Francisco

- Policy II-2.3 Continue to increase City support for organizations and developing institutions which reflect the diverse cultural traditions of the San Francisco population
- Goal VI. Enhance, Develop, and Protect the Physical Environment of the Arts in San Francisco
- Objective VI-1. Support the continued development and preservation of artists' and arts organizations' spaces
- Policy VI-1.1. Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.
- Policy VI-1.2. Support and expand programs directed at enabling arts organizations and artists to comply with City building and safety codes to rehabilitate art spaces
- Policy VI-1.3 Increase the use of City owned neighborhood facilities for the arts
- Policy VI-1.4 Preserve existing performing spaces in San Francisco
- Policy VI-1.9. Create opportunities for private developers to include arts spaces in private developments city-wide

Thank you for taking the time to investigate the legal ramifications of this proposed project and for upholding the letter of the law in San Francisco.

Respectfully,

Jonathan Youtt

2754 Harrison, San Francisco, CA 94110

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**From:** Deborah Slater [deborah@deborahslater.org]  
**Sent:** Thursday, June 11, 2015 10:59 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission

- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Deborah Slater  
San Francisco

94110

Deborah Slater  
Artistic Director  
Deborah Slater Dance Theater  
<http://www.deborahslater.org/>  
[deborah@deborahslater.org](mailto:deborah@deborahslater.org)

‘Comedy is tragedy plus time’

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**From:** Laura Allen [laura.oakland@gmail.com]  
**Sent:** Thursday, June 11, 2015 11:07 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Laura Allen

Oakland 94609

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**From:** Courtney McMillon Bonelli [cmcmillon@gmail.com]  
**Sent:** Thursday, June 11, 2015 11:09 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Courtney McMillon Bonelli  
A new Bay Area resident.

Sent from my iPhone

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**From:** Magick Altman [magick@sonic.net]  
**Sent:** Thursday, June 11, 2015 11:14 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

- I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:
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Thank you,

Magick Altman  
San Francisco, 94117

---

**From:** MokaiMusic [mokaimusic@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:21 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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Thank you,

Marc Mokai De Polo  
829 Hayes St. #2  
San Francisco, CA 94117

[www.mokaimusic.com](http://www.mokaimusic.com)

Get the free downloads here:

<http://www.mokaimusic.com/download/>

Or listen to the 'Artist Mix' in the Facebook player & download mp3s:

[https://www.facebook.com/MUSIC.MOKAI?sk=app\\_2405167945](https://www.facebook.com/MUSIC.MOKAI?sk=app_2405167945)

Subscribe to my YouTube channel for Fingerstyle Guitar:

<http://www.youtube.com/mokaimusic>

Folk Blues Guitar Obsession - My Fingerstyle Guitar Blog

<http://mokaimusic.com/guitar>

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**From:** Moe Beitiks [mobeitiks@gmail.com]  
**Sent:** Thursday, June 11, 2015 1:10 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my **strong opposition** to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

**Meghan Moe Beitiks**  
[www.meghanmoebeitiks.com](http://www.meghanmoebeitiks.com)

San Francisco 94112

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**From:** Peter Schurman [naturelover415@gmail.com]  
**Sent:** Thursday, June 11, 2015 12:48 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight

years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Peter Schurman

Berkeley, CA 94702

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**From:** Tanja Palmers [tanjapalmers@gmail.com]  
**Sent:** Thursday, June 11, 2015 12:09 PM  
**To:** Richards, Dennis (CPC)  
**Cc:** mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

To whom it may concern,

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Preserving the PDR businesses and jobs in the Mission

- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Tanja Palmers

San Francisco, 94110

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Tanja Palmers  
415 305 0233

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**From:** Institute of Urban Homesteading [iuh@sparkybeegirl.com]  
**Sent:** Thursday, June 11, 2015 12:06 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am a native Californian, born and lived my entire life in the Bay Area. I lived in San Francisco from 1980-1997 in the glorious time of cheap rent and fantastic cultural opportunity. During that time I was fortunate enough to be part of a vibrant arts community which included Wise Fool Puppet Intervention, 848 Community Artspace, Cellspace and more.

I am writing now to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you

K.Ruby Blume  
**Institute of Urban Homesteading**  
**Oakland CA 94608**

<http://iuhoakland.com>

*"When in doubt, just add compost."*

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**From:** Charlie Canfield [charlie@charliecanfield.com]  
**Sent:** Thursday, June 11, 2015 11:48 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission

- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Charlie Canfield

ANIMATION ODDMENT & SUNDRIES

415-254-0083

<http://www.charliecanfield.com>

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**From:** Anandi Wonder [anandiwandi@gmail.com]  
**Sent:** Thursday, June 11, 2015 11:42 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Bryant Street development proposal

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

This is a form letter, but I am sincere in expressing these convictions. We are many, we are growing, and if you continue to act on the wrong side of this issue, you will be swept out of your positions in the next election cycle. It's time to start acting on the right side of history and protecting the city we love.

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Anandi Worden  
2937 26th st #4  
San Francisco  
94110

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**From:** Heather Normandale [heathernormandale@gmail.com]  
**Sent:** Friday, June 12, 2015 9:20 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillssf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

I myself am personally being pushed out of my home, yes from my home where I live, by my landlord speculators who think the rent ( which has been rent controlled for 7 years) should be tripled and I should be removed so they can make more money. This is a DISEASE killing the Bay Area. Not feeding it... It's feeding a select few's pockets but it's killing the reason this area is thriving with art and culture... And that's the main reason that it is so popular for real-estate ( otherwise you would have seen people moving in hordes to Palo Alto but that didn't happen).

Thank you,

Heather Normandale

Oakland

94606

Sent from my iPhone  
Sent from my iPhone

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**From:** veronica@aplaceforsustainableliving.org  
**Sent:** Thursday, June 11, 2015 2:15 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am inspired to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

A former resident of SF and concerned citizen of the Bay Area,

Veronica Ramirez  
1121 64th Street  
Oakland, CA 94608

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**From:** Laura Guzman [LauraGuzman@mnhc.org]  
**Sent:** Thursday, June 11, 2015 2:10 PM  
**To:** Richards, Dennis (CPC); 'mooreurban@aol.com'; Johnson, Christine (CPC); 'richhillssf@yahoo.com'; 'wordweaver21@aol.com'; 'cwu.planning@gmail.com'; 'planning@rodneyfong.com'; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); 'info@cansf.org'  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Two rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan - now eight years old - no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

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Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Laura Guzman  
165 Capp Street  
San Francisco, CA 94110

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**Confidentiality Notice:** This e-mail message, including any attachments, is the sole use of intended recipient(s) and may contain confidential and protected information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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**From:** Megan Greenberg [MeganGreenberg@mnhc.org]  
**Sent:** Thursday, June 11, 2015 2:15 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe - a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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- Lutsko Associates - an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair - a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities - a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Megan Greenberg

San Francisco, 94109

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\*\*\*\*\*

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**From:** Rachel Kaplan [rachelkap@fullcup.info]  
**Sent:** Thursday, June 11, 2015 3:53 PM  
**To:** rachel kaplan  
**Cc:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Rachel Kaplan

San Francisco, CA

94110

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**From:** eileenmarietorrez . [eileenmarietorrez@gmail.com]  
**Sent:** Thursday, June 11, 2015 4:39 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
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Thank you,

Eileen Torrez

San Francisco

94117

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**From:** Luke Andreoni [luke.andreoni@gmail.com]  
**Sent:** Thursday, June 11, 2015 7:10 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Luke Andreoni

San Francisco

94103



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**From:** Marty Jaye [martyjjsf@yahoo.com]  
**Sent:** Friday, June 12, 2015 1:13 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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Thank you,

Marty Jaye

San Francisco, CA 94110

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**From:** Colette Crutcher [kramm51@earthlink.net]  
**Sent:** Friday, June 12, 2015 2:28 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
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Thank you,

Colette Crutcher  
316 Highland Ave..  
SF 94110

---

**From:** Cayla Lewis [cayla.ann.lewis@gmail.com]  
**Sent:** Friday, June 12, 2015 10:01 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** July 2nd, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Cayla Lewis

San Francisco

94121



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**From:** Jason Serafino-Agar [jsa41510@gmail.com]  
**Sent:** Friday, June 12, 2015 10:08 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight

years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Jason Serafino-Agar

431 Ellington Ave.

San Francisco, CA 94112

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**From:** Lisa Aguilar [laaguilar1829@sbcglobal.net]  
**Sent:** Saturday, June 13, 2015 12:00 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
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- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light

industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Lisa Aguilar  
San Francisco  
94121

Sent from my iPad

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**From:** Anja Bircher [anjabircher@gmail.com]  
**Sent:** Saturday, June 13, 2015 9:33 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earwurm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada

- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Anja Bircher  
San Francisco  
94110

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**From:** Tyler Young [tyleryoung@lclark.edu]  
**Sent:** Saturday, June 13, 2015 9:57 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace



- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

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Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Tyler Young

Portland, Oregon 97206

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**From:** Starhawk [stella@mcn.org]  
**Sent:** Sunday, June 14, 2015 5:46 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

San Francisco is on the verge of losing its viability as a livable city due to rising costs and overdevelopment of luxury housing at the expense of jobs, affordable housing and space for the arts and culture that make this city such a special place. I am a Mission homeowner and have lived in San Francisco since 1975, and therefore I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists

- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

We desperately need to conserve the spaces that allow for multiple and diverse uses of our city. We should be providing more affordable housing, more spaces for the arts and light industry, more places where people who work for a living can continue to live in the city we love. Please stop this abomination!

Thank you,

Miriam Simos

San Francisco


94110

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**From:** Louis Fox [louis@freerange.com]  
**Sent:** Saturday, June 13, 2015 8:36 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpetINSTALLATION and repair business, there 25+ years
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
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

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

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HOUSING  in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing AFFORDABLE HOUSING  units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new MARKET  Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Louis Fox

san geronimo, 94963



---

**From:** Colette Crutcher [kramm51@earthlink.net]  
**Sent:** Saturday, June 13, 2015 12:13 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Earworm Studios - a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors

calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Mark Roller  
316 Highland Ave.  
SF CA 94110

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**From:** Nitika Nadgar [nitiquita@gmail.com]  
**Sent:** Sunday, June 14, 2015 6:05 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

– Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933

– Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Nitika Nadgar  
San Francisco  
94108

--  
Nitika Nadgar  
[nitiquita@gmail.com](mailto:nitiquita@gmail.com)  
510.593.5818

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**From:** Colette Crutcher [kramm51@earthlink.net]  
**Sent:** Monday, June 15, 2015 9:47 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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Thank you,

Mark Roller

316 Highland Ave.

SF, CA 94110

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**From:** Colette Crutcher [kramm51@earthlink.net]  
**Sent:** Monday, June 15, 2015 9:48 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

Zoe Roller

316 Highland Ave

SF, CA 94110

---

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**Sent:** Monday, June 15, 2015 9:49 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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Thank you,

Isaac Roller

316 Highland Ave

San Francisco, CA 94110

**From:**  
**Sent:**  
**To:**  
**Subject:**

mail@changemail.org  
Sunday, June 14, 2015 1:33 PM  
Board of Supervisors, (BOS)  
100 more people signed "Edwin Lee, board.of.supervisors@sfgov.org, SF Planning Commission, SF Supervisors, Zoning Administrator Sanchez, Planner Sucre: Deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA &...

## change.org · New signatures

**SF Supervisors** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Edwin Lee, board.of.supervisors@sfgov.org, SF Planning Commission, SF Supervisors, Zoning Administrator Sanchez, Planner Sucre: Deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109)



Petition by Cultural Action Network · 100 supporters

**100 more people signed  
in the last 3 days**

[View petition activity](#)

### RECENT SUPPORTERS



**David Lawrence**

San Francisco, CA · Jun 14, 2015

I live in the Mission walking distance from here. This block has been a vital and vibrant part of city culture for decades. The last thing we need are more luxury condominiums selling for excess of \$1,000,000 for the benefit of outside investors. Reject this plan!



**steven chastain**

San Francisco, CA · Jun 14, 2015

We are really sick of the destruction of our neighborhoods for profit, Keep it up and the backlash could be epic and make the national news on a nightly basis, You are not listening and you have dollar signs in your eyes [http://img.wikinut.com/img/1uuj50at\\_4gcy8wh/jpeg/o/Money-and-Dollar-Signs-in-Eyes.jpeg](http://img.wikinut.com/img/1uuj50at_4gcy8wh/jpeg/o/Money-and-Dollar-Signs-in-Eyes.jpeg)



**Alison Saylor**

San Francisco, CA · Jun 14, 2015

These are businesses and non- profits that are at the heart of what has been unique about San Francisco. Our character is disappearing. Please help save this piece.



**Liz Kingon**

South San Francisco, CA · Jun 14, 2015

I grew up in the Mission; I hate what's happening in SF pushing out good people and business' for greedy developers and landlords!



**miguel carrera**

Walnut Creek, CA · Jun 14, 2015

es inaceptable que los imperialista tec companies desalojen a nuestro pueblo, como yo lo fui en marzo 30, 1998 del barrio de la misión.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to Board.of.Supervisors@sfgov.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: health and corruption  
**Attachments:** BEST KEPT DIRTY LITTLE SECRET IN NORTH AMERICA v.5.docx

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

From: [lori\\_jensen@sbcglobal.net](mailto:lori_jensen@sbcglobal.net) [mailto:[lori\\_jensen@sbcglobal.net](mailto:lori_jensen@sbcglobal.net)]  
Sent: Wednesday, June 10, 2015 10:06 AM  
To: Board of Supervisors, (BOS)  
Subject: health and corruption

Hello Board of Supervisors, Thank you for taking a proactive approach regarding everyone's health. I was asked to write an article for a news paper. After writing the article I thought that everyone should know what is in the article. I am attaching the article to this e-mail. You may do with it as you wish. If you have any question please contact me at (920) 676-8490 or [allen4568@sbcglobal.net](mailto:allen4568@sbcglobal.net). Russ Allen, author of Electrocution of America.

## BEST KEPT DIRTY LITTLE SECRET IN NORTH AMERICA

Third world countries know better. Utilities in North America are spending millions to protect their dirty little secret. Actually, it is coming out of the consumer's pocket. A radio station in Utah wanted to have me on their program, but was afraid of losing their advertising and transmitter. I was invited to be on Wisconsin Public Television, but the girl there needed to confirm it with her boss when he returned from vacation the next week. When he returned the next week, I was shunned like the plague. Later, I noticed that WPT was funded largely by the Utilities. The utilities are controlling the media by spending millions of dollars in advertising and getting paid back twice in the forms of tax writeoffs and rate increases. It should be illegal for the utilities to spend our hard earned money on advertising; we cannot get electricity from anyone else. The utilities across North America have a poorly designed distribution system and are succeeding in keeping it a secret by having the consumer pay to keep it a secret. The Utilities had Electric Power Research Institute do a study and learned that 60 percent of the high voltage current was completing the circuit back to the substation through our homes, schools, play grounds, places of employment, churches, lakes, marinas and farms. The judge in my case, J.D. McKay, allowed us to log Wisconsin Public Services Corporations' return current and almost 80 percent of the high voltage current was missing on the wire.

When President Obama was elected, I sent him and VP Biden a copy of my book with a letter. The over 900 billion dollar stimulus package that Obama rolled out shortly after being elected sure would have gone a long way toward running the missing wire across the U.S. It would have put a lot of people to work quickly also.

I would like to explain why some of us are belly aching about stray voltage, which is really stray current, and others think we are crazy. I will use a tree to explain. Imagine the substation at the roots of the tree, feeding several hundred customers on the branches of that tree. You can honestly say that 60 to 80 percent of current is shimming the surface of the earth back to the substation. If you are on the top of the tree and you have the bulls in the stud service, you look like the expert managers, you're able to pay your bills, and life is good. The closer you live to the middle and lower branches of the tree, the greater the potential to be exposed to more harmful current. Current takes all paths back to the substation, but there is the most current on the path of least resistance. Soil type and moisture also play a part. In spring, when the frost comes out of the ground and we get rain, you hear a lot of farmers complaining about stray voltage. Some utilities also have the ability to load share, meaning they can use switching gear to feed certain areas of the distribution system from one substation, and then the next day feed that area from another substation. One day you may be on top of the tree and the next day closer to the substation, one day you are being affected and the next not being affected. This can be very tricky for attorneys for the plaintiffs. In one case, the attorney representing a farmer subpoenaed the utilities records from the substation to the farm. The day the utility tested for stray voltage on that farm, the utility lowered the voltage going out to that farm for that day only. Do you remember seeing your sports team look like they are going to win it all this year one week, then the next week look like they couldn't beat a high school team? I would like to see monitoring of utility return current by non-utility experts to determine how much is flowing through sport facilities and see how it correlates with performance on the field. At high levels of current, I would certainly keep players out of the hot tub or pool. A scientist from Texas told me that where he was getting higher reading of utility current in the earth, he was recording a higher number of lightning strikes, I found the same to be true when my farm was in the middle of the tree.

When I decided to go after Wisconsin Public Service Corporation (WPSC), damages were more than 14 million. Only eight months



before trial, I discovered that it would only take 300 feet of wire to reconfigure their whole system to put my farm back on top of the tree like we were prior to the mid-seventies. We went to the judge to have him force WPSC to give me some relief by putting me back on top of the tree. I would have paid for it. I needed relief now; I was losing cows faster than I could replace them. WPSC was not willing to chance it. WPSC responded to the judge in writing, saying they could not honor my request, that those same currents that were harming Mr. Allen's cows would harm all the cows south and southeast of Mr. Allen's farm, mainly the Ossman cows. The Ossmans are very nice people with bulls in the stud service, and their farm is on top of the tree. I was willing to lay it all on the line. If my cows did not greatly improve within only eight months before trial, I would look silly in front of a jury. I knew it would work. When I found out WPSC was causing my cattle to abort, come down with infections, (current actually wreaks havoc with the immune system), and reduced milk production, I cut more than 20 WPSC down grounds, forcing their current to stay on the wire. I was willing to go to jail to stop the harm to my animals and save the family farm. At one point my lender told me it was over. For about 18 months after the down grounds were cut, we reached 420 cows through the parlor at 85 lbs per cow per day, and were down to 2 cows in the treated group. In a six month period, I went from moments away from filing bankruptcy to nearly having the best herd in Brown County. At that time WPSC found out I had their down grounds cut and reconnected them. Before long, we were back to treating more than 50 cows again. There also were 14,000 lbs of milk missing from the milk tank daily from our peak. There is no way, absolutely no way, that farmers near the middle or lower part of the tree will ever be able to reduce the amount of antibiotics we are pumping into our cattle until the utilities stop using the earth as a wire to return their current back to the substation. I lived through it, and I will never back away from that last statement. WPSC did not bother to ask how production was with the down grounds disconnected before reconnecting them. Prior to the mid-seventies, we were on the top of the tree. WPSC brought three phase up to our farm, then connected miles and miles of single phase to the three phase, putting my farm more in the middle of the tree. At one point, one of WPSC's expert witnesses testified that they knew they would be using my farm as a path for their return current, the dirty bastards. We kept the rolling herd average graph in front of the jury for the whole month long trial. Where the graph was low, WPSC claimed I was a bad manager, and where the graph spiked up to 85 lbs per cow per day, then they claimed I was a good manager. The experts for WPSC tried to have it both ways. Thankfully, the jurors saw through them. The only difference between the times my herd was healthy and the times it wasn't was the amount of current the cows were exposed to. After exhausting all the appeals courts and even taking a run at the Supreme Court, who sent it back to the trial court, WPSC was forced to fix. You guessed it: They removed their current from my property exactly the way they told the judge they could not because it would harm all the cows south and southeast of Mr. Allen's farm. I was logging their current in the ground. As soon as they put my farm back on top of the tree, all my loggers went to zero.

There is plenty of blame to go around. The utilities like to pluck professors from prestigious universities to do bias research and then the ultimate payoff, testify for them. The professor at the University of Wisconsin, Professor Reinemann, is a professor of Biological Systems Engineering at the University of Wisconsin-Madison and Cornell University professors Daniel Aneshansley, professor of Agriculture Engineering, and Ronald Gorewit, Professor of Animal Science, should be reprimanded. At least, the research that was done by all above should be burned. The money utilities spent for the research at these two Universities should be returned back to us, the consumers. Think about the research at these two Universities that set the standard for how much current cows can withstand. The research set the standard to help protect the utilities while they kill cows by the thousands. I am assuming the level

of concern applies to all animals, including the dogs walking the streets of New York too. The notes the students who participated in the Aneshansley and Gorewilt study are a must-read. They were part of making sure all went as planned. You can read everything in *Electrocution of America, Is Your Utility Company Out to Kill You?*. The study would be laughable if it weren't for all the harm it does out in the real world and if it weren't for the fact that the utilities' attorneys are all in lather as they flaunt this garbage research in front of jurors, profiting from it, and using it as if were the Holy Bible. I see Reinemann's research as a setup to protect the utilities, and laughable, too. Attorneys also profited from Reinemann's as it was dragged in front of jurors. Students at the veterinary school in Madison are taught that there is no such thing as stray voltage and that farmers are using stray voltage as a crutch because they are bad managers. I saw firsthand what current does to cows. The research Reinemann, Aneshansley and Gorewilt did would not even make good toilet paper. More on them later.

Gustafson, professor in the department of Food, Agricultural and Biological Engineering Education Innovation Center at Ohio State, is another who sold his soul to the utilities. He also has a skeleton in his closet. A while back, the utilities wanted to raise the standard for the amount of current that cows can withstand. I don't know why the utilities felt the need to raise it to one volt. My only guess is they were getting high readings out in the countryside as they were testing for stray voltage. So the utilities went to Mark Cook, who was the head muckity-muck at the Public Service Commission of Wisconsin (who now is a so-called expert witness for the utilities,) to get the "level of concern" doubled. Way back then, Gustafson testified at the PSCW that cows cannot even handle a half volt. He made it very clear that you can't raise the amount to a volt without hurting the cows. Mark Cook and the utilities wanted to raise the standard to one volt. The utilities finally got Gustafson to sell his soul. The more he testified for the utilities, the more money he made, the more current the cows could handle. I sat in on a case in Wausau, Wisconsin while Gustafson was testifying for the utility. He told the jury that the cows could handle eight times more current than he'd said a few years earlier when he testified in front of the Public Service Commission of Wisconsin. Hmm.

It doesn't end. Michael Lane from University of California Davis, who taught in the Agriculture Department at the University of California, (I don't know how he found the time,) also did his part to ensure that animals and humans continue to be harmed by stray current. Over a ten year period, Lane worked on more than 200 cases for Consumer's Energy in Michigan prior to testifying in my case. Several times, I have talked to a distinguished Professor Emeritus of Electrical Engineering at the University of California Berkeley, Martin Graham, inventor of the guidance system for the Patriot Missile, who disagrees with the above researchers. What makes one professor want to sell their soul and the next professor a few miles away want to make the world a better place to live? Several electrical engineers and attorneys worked with Barb Gronamus, one of our legislators at the time, to get a bill drawn up to have Wisconsin rewired. Then we got a hearing on the bill, with 50 or so people testifying and many crying to get this fixed. After the hearing, many legislators said that it was the best hearing they had ever attended, only to watch all the hard work of many go down the drain because the head of the energy committee at the time, Scott Jensen, said he was not going to bring it to a vote. He later served time in the crowbar hotel.

After my trial I talked to the head people at the Humane Society of the United States. After talking to them, I had a real sick feeling about their unwillingness to do anything about the known harmful stray voltage that is harming animals in the United States. I have since learned that there is a watch group keeping track of the Humane Society of United States. I would like to know how much of our money goes to them from the utilities and how much money really goes to help for the care of animals.

I feel the need to say a little more about the media's role in keeping the utilities' blunder a secret. Shortly after my trial, another trial took place in St Louis. Young, innocent kids who had just graduated from high school had a party at one of their parents' houses. They got hot after a while in the hot tub, so they ran down to the lake and jumped in to cool off. They were all electrocuted, leaving one dead and several with permanent lifelong injuries. This can happen in any lake in North America depending on where you are on the tree. A jury found the utility guilty. The utilities across North America are intentionally using the earth like a wire, but without a real wire there, to return their current back to the substations. This should have been major news on all channels, morning, noon and evening, and stayed in the news until another wire was put in place to take the uncontrolled harmful current back to the substations instead of using the earth. After writing my book, *Electrocution of America, Is Your Utility Company Out to Kill You?* I took a week-long seminar in New York and was given the chance to meet 70 to 75 different media people. For five days, we tuned up our 30 second pitch, then spent 2 days meeting the media. In the five days of training, everyone thought what I was telling them was Erin Brockovich kind of stuff. I was warned in advance about all the utility cash hand out at work in New York. I talked with ABC, NBC, CBS, DATELINE, 60 MINUTES, THE VIEW, OPRAH, etc, etc and most kept their distance when they heard the word "utilities," for fear of losing their share of hush money. The media should live up to the same standards they wish the politicians in Washington would, minus the payoffs. I think it is time to fess up and make it national news when a utility electrocutes nice kids, even if they were not your own. The distribution system in place today in North America is an equal opportunity destroyer, so one day those kids may be your own. I'm not saying physical electrocution alone is the only potential harm to your family. With all the wrecked immune systems and infections I saw in the cattle on my farm, no one can tell me that the utilities' reckless uncontrolled return current is not harming us. We do not need to get a shock for this current to be flowing through our bodies. I fear the harm that is being done to a tender little fetus from the flow of harmful current through a pregnant lady. Is the child going to be born with autism? Then we wonder why autism is out of control at a rate of one in eighty one. Babies are even born with cancer now. We need to wake up. I do know that near Green Bay's east side, there is an alarming rate of breast cancer not far from the substation. The doctors in the area have contacted the EPA. You can be sure that neither the doctors nor the EPA know that harmful AC utility current is shimming the surface of the earth on its way back to the huge substation nearby. You can rest assured that if the utility is confronted with their problem, they would want to do another ten-year, utility-funded study, or a study near or at the top of the tree. I honestly believe, along with others, that the utilities do not want to fix the problem because they fear exposing how much it really is harming us. With most of the earth in North America electrified with AC current, (which most if not all weather scientists do not know,) you have to ask the question: is stray voltage causing the extreme weather conditions we've been experiencing in recent years? This problem needs to be fixed now. I am sometimes curious about what Christmas is like at the homes of people who accept hush money from the utilities. Do you go see your sick and dying kids in the hospital? Or just not bother because you put them there anyway? The utilities are spending millions of dollars on attorney fees and billing it back to the consumer for stray voltage cases they rarely win. If the utilities could stay out of court, we would have a whole lot less rate increases. It makes much more sense for the utilities to fix their system instead of trying to buy legislation to prevent people from suing them. To me, it is plain arrogance when a utility advertises to conserve energy then announces they need to have a rate increase because we conserved too much. The utilities do not want you to conserve energy. They are in the business of selling electricity and they

want you to buy a lot of it. Reckless doings by some utilities in North America is even worse and causing more harm than what I already told you.

This is not a Russ Allen problem only, although sometimes I feel like I am alone on trying to get the word out to get this fixed. I knew I would be ignored by the President of the United States, but I was hoping some of that stimulus money would go toward another wire to bring the utilities up to code, not the utilities' own codes, which they bought, but the same codes we have to use in our homes.

In *Electrocution of America*, which is 499 pages of easy read, I write about what life was like at the top of the tree. Then, I write how my family and animals were destroyed when WPSC put me more near the middle of the tree by serving more customers beyond my farm and using my farm as a path for their return current. I also go through the trial and tell you what utilities try to get jurors to swallow to protect themselves. I have received e-mails from many people who, after reading the book, found that this is their story too.

The book is available at Pathway Book service, Barnes & Noble, or on Amazon.

At the same time I was trying to figure out why my cattle were dying, my sister Yvonne's husband, James Baumann, died of a heart attack in his living room. He was 50 years old. A neighbor friend, Kenny Thompson, 43, who was a volunteer fireman, rushed over to give CPR. Six months later, while working for the county, he fell over dead of a heart attack. He and his wife, Mary, had two kids. The wife, not knowing what was going on, decided to take their two young sons, Ken and Nick, to the doctor to make sure their cholesterol was OK. Their cholesterol was high, and the doctor wanted to put the kids on Lipitor. The doctor said their condition was hereditary. Mary would not let her and said she would try alternative ways first. The family stayed away from candy, soda, deep fried food, everything that they say is bad for you, for a whole year. Mary, who had milked cows for most of her life, followed directions carefully for a whole year, even making the kids drink skim milk. After that year, their cholesterol actually went up. They are living a half mile across the field in the same electrically polluted environment me and my cattle were living in. Several years ago, when WPSC was forced by the courts to stop using my property for a path for their return current, (in other words, to put me back on top of the tree,) it also reduced the amount of current flowing through the Thompsons' property. I don't know exactly how long it took after the current was removed, but I do know now Ken and Nick's cholesterol is very low now. The doctor even caught the kids eating deep fried perch and French fries at the Redwood Inn a while before getting a cholesterol check, and their cholesterol was still low.

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Market St. Mall

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**From:** Philip Snyder [<mailto:sfphilips@yahoo.com>]  
**Sent:** Thursday, June 11, 2015 12:48 PM  
**To:** [BoardOfSupervisors@sfgov.org](mailto:BoardOfSupervisors@sfgov.org)  
**Subject:** Market St. Mall

I read with interest an article stating that they are going to close Market St. to turns from 2 of the cross streets. I would suggest that the City take the plan a step farther and make Market St. closed to all motor vehicles except buses and street cars up to at least 6th St. The model to learn to create such a mall would be to study the 16th St. Mall in Denver, Colorado. This mall is one of the best things in Denver and has increased foot traffic and serves as a major tourist attraction. Our Market St. Mall would be world class and become a major tourist and shopper attraction. No one really needs to drive on Market St. anyway. We would need to study the way Denver made their mall work, but ours would be so much better as Market St is wider and even more active. What do you think?

Philip Snyder  
San Francisco

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Opposition to Bill (AB828)  
**Attachments:** Letter in Opposition to Bill AB 828.pdf

**From:** Robert&Barbara Cesana [<mailto:rbcesana@gmail.com>]  
**Sent:** Thursday, June 11, 2015 2:07 PM  
**To:** [alicia.priego@sen.ca.gov](mailto:alicia.priego@sen.ca.gov); [senator.cannella@senate.ca.gov](mailto:senator.cannella@senate.ca.gov); [baltazar.cornejo@sen.ca.gov](mailto:baltazar.cornejo@sen.ca.gov); [randy.chinn@sen.ca.gov](mailto:randy.chinn@sen.ca.gov); [holly.glasen@sen.ca.gov](mailto:holly.glasen@sen.ca.gov); [lamonte.bishop@sen.ca.gov](mailto:lamonte.bishop@sen.ca.gov); [senator.hill@senate.ca.gov](mailto:senator.hill@senate.ca.gov); [meegen.murray@sen.ca.gov](mailto:meegen.murray@sen.ca.gov); [public.advisor@cpuc.ca.gov](mailto:public.advisor@cpuc.ca.gov); [carla.peterman@cpuc.ca.gov](mailto:carla.peterman@cpuc.ca.gov); [mike.florio@cpuc.ca.gov](mailto:mike.florio@cpuc.ca.gov); [mp6@cpuc.ca.gov](mailto:mp6@cpuc.ca.gov); [catherine.sandoval@cpuc.ca.gov](mailto:catherine.sandoval@cpuc.ca.gov); [liane.randolph@cpuc.ca.gov](mailto:liane.randolph@cpuc.ca.gov); [senator.beall@senate.ca.gov](mailto:senator.beall@senate.ca.gov); Lee, Mayor (MYR); Cityattorney, (CAT); Board of Supervisors, (BOS); [mtaboard@sfmta.com](mailto:mtaboard@sfmta.com); SFPD, Commission (POL); MarStaff, (BOS); Hsieh, Frances (BOS); Ronen, Hillary; BreedStaff, (BOS); AvalosStaff, (BOS); CamposStaff, (BOS); KimStaff, (BOS); YeeStaff, (BOS); WienerStaff, (BOS); Yee, Norman (BOS); [senator.leno@senate.ca.gov](mailto:senator.leno@senate.ca.gov)  
**Cc:** Robert&Barbara Cesana; [infotaxi@medallionholders.com](mailto:infotaxi@medallionholders.com)  
**Subject:** Opposition to Bill (AB828)

Attached is a copy of Marcelo Fonseca's letter in opposition to Assembly Bill (AB) 828.  
I am in complete agreement with this view point which I submit to you as my own.

Thank you for taking the time to read it and thank you very much for your consideration.

Sincerely:

Robert Cesana  
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Marcelo Fonseca  
1200 Mississippi Street  
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415-238-7554

June 2, 2015

Senate Transportation and Housing Committee  
Senator Jim Beall, Chair  
Senator Anthony Cannella, Vice Chair

Re: In Opposition to Assembly Bill (AB) 828

In January 2015, responding to enquiries from buyers of new vehicles through financing programs offered by Transportation Network Companies (TNCs), the DMV issued an advisory memo stating:

*"Any passenger vehicle used or maintained for transportation of persons for hire, compensation or profit is a commercial vehicle. Even occasional use of a vehicle in this manner requires the vehicle to be registered commercially."*

Assembly Members Kristen Olsen and Ling Ling Chang threatened the DMV with legislation over the **"nonsensical"** interpretation of this 80-year-old-law.

<http://www.bizjournals.com/sanfrancisco/blog/2015/01/assembly-gop-dmv-uber-commercial-license-plate.html?full=true>

Under pressure from Assembly Members and probably under pressure from TNCs' lobbying teams, DMV's Director Jean Shiimoto retracted the advisory memo clarifying that further analysis is granted. Following up on their threat to the DMV, Assemblyman Low, Assemblywoman Chang and Assemblywoman Bonilla (Co-Author) introduced Assembly Bill (AB) 828 claiming:

*"TNCs are the cutting edge of transportation innovation and are a large part of the rapidly increasing "sharing" economy model. With the convenience of TNCs many more people are starting to use them which cuts down on traffic and emissions from cars. Many TNC drivers are part-time or occasional drivers, working an average of 22.69 hours per month, driving to supplement their income. To that end, mandating TNC drivers to register their personal vehicle as a commercial vehicle needlessly increases business costs and curtails growth and innovation."*

*"AB 828 updates an 80 year old statute and creates consistency among current statutes by excluding any motor vehicle operating in connection with a Transportation Network Company from the definition of "commercial vehicle."*

The App technology used by TNCs and the taxi industry is as identical as is the service they provide; and yet, taxicabs, whether part-time or full-time, are registered commercially. To advocate that commercial registration requirements are outdated and do not adequately address services provided through technological advancements is incorrect.

All car leasing companies in partnership with Transportation Network Companies are for-profit enterprises and every vehicle bought or leased through these financing programs referred to by the DMV, are for the sole purpose of commercial use. On-demand app e-hails are fee-based transportation services. Part-time or full-time, TNCs' operations are commercial activities and therefore are not, in any shape nor form, **ride-sharing** nor part of a **"sharing economy model."**

<http://wtvr.com/2015/05/26/rent-a-car-drive-for-uber-heres-how/> -

<https://www.bamaleasing.com/> - [www.joinbreeze.com](http://www.joinbreeze.com)

The authors of this bill have yet to provide any evidence of lower emissions and less traffic congestion due to the convenient use of TNCs. Quite to the contrary, the City of San Francisco has never been so congested. Pedestrian fatalities are the second highest in the country! The outrageous number of vehicles on the streets, recklessly and predatorily competing for business, belongs to Uber and Lyft. And by the way, a lot of these 20,000 vehicles are not as green as are **all** San Francisco taxicabs!

Thousands of taxi drivers are part-time, occasional drivers as well. They only drive weekends to supplement their income. Should they be exempt from the **needless** business costs AB 828 proposes for part-time TNC drivers? And if these **needless** business costs curtail growth and innovation for TNCs, **why should the taxi industry still have to bear that burden?** The part time argument goes both ways. TNCs are taxicabs in every sense of the word; the only difference is the paint job!

This six-minute clip from documentary **"Driving for Hire"** by taxi driver John Han clearly addresses TNCs' insurance gaps and perhaps insurance fraud that still linger in connection with the tragic Sofia Liu case. <https://www.youtube.com/watch?v=PZuR9xhVsGE> This Examiner article on a study authored by the City University of New York clearly addresses TNCs' safety flaws that, if addressed and enforced by the California Public Utilities Commission (CPUC) in 2013, **could have prevented such a tragedy.** <http://www.sfexaminer.com/sanfrancisco/lax-background-checks-compromise-safety-of-ride-hail-apps-study-says/Content?oid=2931669>

TNCs are not properly regulated, their commercial activities are not properly insured and their drivers are not properly screened. It took too long for the San Francisco Municipal Transportation Agency (SFMTA) and the San Francisco International Airport to address much needed stricter regulations. <http://www.sfexaminer.com/sanfrancisco/sfo-sfmta-ask-state-for-stricter-regulations-of-uber-and-lyft/Content?oid=2931530>



As Assembly Bill 828 promotes and facilitates unfair competition, it ignores the dangers of a regulatory-free environment, it jeopardizes public safety and it does not apply the responsibilities of doing business equally; therefore, it does not create any consistency among current statutes.

To author, co-author and introduce a bill to reverse a law that has been protecting the public for 80 years, ***and reverse it for TNCs only***, is absolutely ***NONSENSICAL***.

For the sake of public safety, TNCs should not be exempt from following rules and regulations ***with which others must comply***.

As a career taxi driver, I strongly oppose Assembly Bill 828. I respectfully ask all members of this Committee for a NO vote.

Thank you for your consideration.

Sincerely,



Marcelo Fonseca  
Career Taxi Driver  
San Francisco Yellow Cab Co-Op  
[mdf1389@hotmail.com](mailto:mdf1389@hotmail.com)  
415-238-7554

cc:

Governor Jerry Brown  
Senator Mark Leno  
Senator Jerry Hill  
CPUC  
Mayor Ed Lee  
City Attorney's Office  
Board of Supervisors  
SFMTA Board  
SFPD Commission

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**From:** Flora Davis [petitions-noreply@moveon.org]  
**Sent:** Thursday, June 11, 2015 5:46 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 57th signer: "Save the San Francisco Mission."

Dear Board of Supervisors,

I just signed a petition addressed to you titled Save the San Francisco Mission. So far, 57 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://petitions.moveon.org/target\\_talkback.html?tt=tt-93420-custom-58344-20250611-7UhdP9](http://petitions.moveon.org/target_talkback.html?tt=tt-93420-custom-58344-20250611-7UhdP9)

The petition states:

"As residents and taxpayers of San Francisco we respectfully request that you support David Campos Ordinance #150461 - Declaration of an emergency and a request for a temporary moratorium on market rate housing and PDR conversions in the designated area of District Nine. We support: 1. A temporary moratorium on market rate development 2. A temporary moratorium on PDR demolition and conversions 3. Development of 100% affordable units during the moratorium"

My additional comments are:

A moratorium in the Mission will enable our Mayor and Supervisors time to pause and reflect on what the City's residents already know...to much to fast is unraveling the cultural fabric of the beautiful city we all love.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1537014&target\\_type=custom&target\\_id=58344](http://petitions.moveon.org/deliver_pdf.html?job_id=1537014&target_type=custom&target_id=58344)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1537014&target\\_type=custom&target\\_id=58344&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=1537014&target_type=custom&target_id=58344&csv=1)

Flora Davis  
San Francisco, CA

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*This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email [petitions@moveon.org](mailto:petitions@moveon.org). If you don't want to receive further emails updating you on how many people have signed this petition, click here:*

[http://petitions.moveon.org/delivery\\_unsub.html?e=m0xZcWlJXzqH9ZTz\\_cNZWJvYXJkLm9mLnN1cGVydmlzb3JzQHNmZ292Lm9yZW--&petition\\_id=93420](http://petitions.moveon.org/delivery_unsub.html?e=m0xZcWlJXzqH9ZTz_cNZWJvYXJkLm9mLnN1cGVydmlzb3JzQHNmZ292Lm9yZW--&petition_id=93420).