

From: [Steven Brooks](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Item #39 Twin Peaks Petroleum, Inc. - 598 Portola Drive
Date: Tuesday, October 6, 2020 2:33:08 PM

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To Whom It May Concern,

I appreciate the opportunity to make my public comment. Hence, I would like to share my opinion regarding the proposed lease renewal at 598 Portola Drive re Twin Peaks Petroleum, Inc.

As I am sure that you were aware, Governor Newsom signed an executive order banning all in-state sales of gasoline-fueled vehicles by 2035 to help meet the state's zero-carbon goals and combat the climate change fueling this summer's heat waves and wildfires. As a result of this executive order, the need to further develop the infrastructure needed for hydrogen fuel cell and battery electric technology is essential to meet this goal.

As it relates to the 598 Portola Drive location, I believe that there is an opportunity to re-develop Zero Emission Vehicle technologies; hydrogen refueling technology and charging stations to support the continual deployment of consumer, medium-duty, and heavy-duty vehicles. As the Board is aware, the decline of gas station locations in San Francisco has resulted in less opportunities to bring clean fuels and zero emission vehicles to the city.

I would ask the Board to consider repurposing the location to meet City, State, and Global emission reduction goals. I appreciate your time. Please let me know if you would like to discuss further.

--

Best regards,

Steven Brooks
Retail Energy Solutions
Consultant
M 941-737-5031
E sdbrooks.04@gmail.com

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: Testimony on Agenda Item #39, Twin Peaks Gas Station Lease Renewal — Hypocritical to Prioritize Gas Stations Over Affordable Housing
Date: Monday, October 5, 2020 10:24:27 AM
Attachments: [Testimony to Board of Supes Twin Peaks Gas Station 20-10-06.pdf](#)

From: pmonette-shaw <pmonette-shaw@earthlink.net>

Sent: Friday, October 2, 2020 1:41 PM

To: Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Yu, Angelina (BOS) <angelina.yu@sfgov.org>; Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>; Boilard, Chelsea (BOS) <chelsea.boilard@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; Bennett, Samuel (BOS) <samuel.bennett@sfgov.org>; Mullan, Andrew (BOS) <andrew.mullan@sfgov.org>; Falzon, Frankie (BOS) <frankie.falzon@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Souza, Sarah (BOS) <sarah.s.souza@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>; Wong, Alan (BOS) <alan.wong1@sfgov.org>; Wright, Edward (BOS) <edward.w.wright@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Mcdonald, Courtney (BOS) <courtney.mcdonald@sfgov.org>; Mahogany, Honey (BOS) <honey.mahogany@sfgov.org>; Zou, Han (BOS) <han.zou@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Maybaum, Erica (BOS) <erica.maybaum@sfgov.org>; Vejby, Caitlin (BOS) <caitlin.vejby@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Mundy, Erin (BOS) <erin.mundy@sfgov.org>; Adkins, Joe (BOS) <joe.adkins@sfgov.org>; Goossen, Carolyn (PDR) <carolyn.goossen@sfgov.org>; Monge, Paul (BOS) <paul.monge@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Li-D9, Jennifer (BOS) <jennifer.li-d9@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Evans, Abe (BOS) <abe.evans@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Ho, Tim (BOS) <tim.h.ho@sfgov.org>; Chinchilla, Monica (BOS) <monica.chinchilla@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Kilgore, Preston (BOS) <preston.kilgore@sfgov.org>; Yu, Avery (BOS) <avery.yu@sfgov.org>

Subject: Testimony on Agenda Item #39, Twin Peaks Gas Station Lease Renewal — Hypocritical to Prioritize Gas Stations Over Affordable Housing

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

October 6, 2020

San Francisco Board of Supervisors

The Honorable Norman Yeas, Board President
The Honorable Sandra Lee Fewer, Supervisor, District 1
The Honorable Catherine Stefani, Supervisor, District 2
The Honorable Aaron Peskin, Supervisor, District 3
The Honorable Gordon Mar, Supervisor, District 4
The Honorable Dean Preston, Supervisor, District 5
The Honorable Matt Haney, Supervisor, District 6
The Honorable Rafael Mandelman, Supervisor, District 8
The Honorable Hillary Ronen, Supervisor, District 9
The Honorable Shamann Walton, Supervisor, District 10
The Honorable Ahsha Safai, Supervisor, District 11

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: **Testimony on Agenda Item #39, Twin**

Peaks Gas **Station Lease Renewal — Hypocritical to**
Prioritize **Gas Stations Over Affordable**
Housing

Dear President Yee and Members of the Board of Supervisors,

I strongly urge the full Board of Supervisors to **reject the lease** extension for the Twin Peaks Auto Care gas station at 598 Portola Drive. It's a 25-year lease with a five-year option, amounting to a 30-year lease through the year 2050.

It would be the height of hypocrisy for the Board of Supervisors to approve this lease extension, after the passage "Prop. E" in 2019 that authorized use of public land for 100% affordable housing projects.

As it is, Supervisor Yee is trying to cram 375 units of affordable housing onto LHH's campus which is just blocks away. LHH's public land should be reserved to build more skilled nursing facilities on that land to help stop the out-of-county patient dumping epidemic that has occurred even before LHH lost 420 of its SNF beds in 2010. The LHH site is completely inappropriate for senior housing for a number of reasons, including the lack of neighborhood-serving retail. Seniors would have to walk about four blocks to even get off of LHH's campus, and then hike another eight blocks or more up steep hills to reach the closest neighborhood-serving retail in the Tower Market strip mall.

By contrast, placing housing on the 598 Portola Drive gas station site is far more accessible to neighborhood-serving retail, and seniors would only have to walk about a block to the Tower Market, mostly along flat land, not steep hills.

As well, the gas station site is more accessible to public transportation than is public transportation to reach LHH's campus, and seniors would have to walk less than a block along flat land to reach rental housing on the gas station site, rather than having to walk five or more block up steep hills — and a 100-foot increase in elevation — to reach housing placed on LHH's far northwest parking lot.

So, its clearly hypocritical to build senior housing on LHH's campus, while exempting 100% affordable housing development on the Twin Peaks Auto Care gas station at 598 Portola Drive site.

The City may be relying on an out-of-date appraisal of the property conducted seven years ago in 2013. That parcel must surely now be worth more than the \$1.8 million appraisal conducted in 2013. The City Assessor should be required to conduct a new appraisal of the gas station property.

Although the 2013 study suggested the site could provide a mixed-use development of commercial

and residential units, numerous density bonus laws enacted since 2013 could push the gas station site to far more than just 26 residential units that are sorely needed during our affordable housing crisis. And we shouldn't have to wait another 30 years to use that land for affordable housing.

Mr. Gharib has had the good fortune of owning that business 35 years at a ridiculously low annual rent of just \$113,586 (or lower). He shouldn't be handed a new 30-year lease extension just to stay in business for 65 years. Increasing his initial base rent to \$200,000 — still a ridiculously low rent — represents just over *one-thousandth of one percent* (actually, 0.00154%) of the City's now \$13.7 billion annual budget. Surely the City doesn't need that rent revenue.

Gharib should just get out of the business now and save himself the \$750,000 required to replace the underground fuel storage tanks.

Residents in the surrounding neighborhoods — the Forest Hill Homeowners Association and the Midtown Terrace Homeowner Association (MTHOA) — have at least five other gas stations to choose from within a five-minute drive of the Twin Peaks Auto Care gas station and there are plenty of other gas stations throughout San Francisco they could use. As it is, these higher-income homeowners should be encouraged to switch to electric vehicles that they can well afford, and wouldn't need fossil-fuel guzzling vehicles and gas stations.

Supervisor Fewer is completely wrong that the gas station is "*such as small site*" for affordable housing, and that the parcel would sit empty for decades to come if Gharib's lease isn't extended. Phooey!

That land could easily accommodate housing within five- to seven-years if the City put its mind to fast-tracking affordable housing development on the site, which would be far preferable to handing Gharib a new 30-year lease.

Finally, the gas station is located on public land. But that public parcel is **not** Supervisor Yee's personal plaything simply because it's located in his District, it's public land that belongs to the *entire* City. Rather than "*going out to bat*" for a single business owner (Gharib) — and by extension, going out to bat for Midtown Terrace homeowners — Yee should be going to bat for the **thousands** of San Franciscans who desperately need affordable housing.

The public benefits of placing housing on this site exceeds the public benefit of protecting Gharib's so-called legacy business. As climate change (and our affordable housing crises) worsens, what will you tell your children and grandchildren? That you decided your own short-term legacies would be enhanced by preserving the legacy and environmental damage wrought by fossil fuels?

Do the right thing: Reject this lease extension!

Respectfully submitted,

Patrick Monette-Shaw

Columnist,

Westside Observer Newspaper

cc: Angela Calvillo, Clerk of the Board

Patrick Monette-Shaw

975 Sutter Street, Apt. 6
San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail: pmonette-shaw@earthlink.net

October 6, 2020

San Francisco Board of Supervisors

The Honorable Norman Yee, Board President
The Honorable Sandra Lee Fewer, Supervisor, District 1
The Honorable Catherine Stefani, Supervisor, District 2
The Honorable Aaron Peskin, Supervisor, District 3
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The Honorable Hillary Ronen, Supervisor, District 9
The Honorable Shamann Walton, Supervisor, District 10
The Honorable Ahsha Safai, Supervisor, District 11
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Testimony on Agenda Item #39, Twin Peaks Gas
Station Lease Renewal — Hypocritical to Prioritize
Gas Stations Over Affordable Housing**

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October 6, 2020

Testimony on Agenda Item #39, *Twin Peaks Gas Station Lease Renewal* — Hypocritical to Prioritize Gas Stations Over Affordable Housing

Page 2

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Respectfully submitted,

Patrick Monette-Shaw

Columnist,

Westside Observer Newspaper

cc: Angela Calvillo, Clerk of the Board

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: Twin Peaks Petroleum (File No. 200965)
Date: Monday, October 5, 2020 9:43:45 AM

From: Kristin Tieche <ktieche@gmail.com>
Sent: Friday, October 2, 2020 5:46 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Twin Peaks Petroleum

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

Dear Supervisor Fewer and all SF Supervisors,

I'm writing to you as a District 1 resident to ask you to reject the lease renewal for Twin Peaks Petroleum.

Just 18 months ago this Board declared a climate emergency, saying the "climate crisis poses a serious and urgent threat to the well-being of San Francisco, its inhabitants, and its environment." In 2016 the Board passed a "Keep it in the Ground" ordinance. Yet the Board is considering giving a new 25-year lease to a fossil fuel business to operate on public land shared with a healthcare facility.

Additionally, thanks to the work of Supervisor Shamann Walton, the Board of Supervisors voted 10-1 to close the adjacent youth detention center by the end of 2021. That facility's proximity to Twin Peaks Petroleum and the lease's expiration provides us a unique opportunity to secure the site for transit-oriented social housing in a high-opportunity area for families that will remain a community asset for generations to come.

This publicly owned land is in a highly transit-accessible location, being directly adjacent to stops on the 44 (with connection to Glen Park BART) and 48 (connection to West Portal metro), in addition to being a short walk from the Forest Hill metro station. It is also in a neighborhood classified as High Resource according to the state's opportunity mapping, indicating positive outcomes for low-income residents.

In the face of global climate change, we must invest in the health and security of our neighborhoods. Now more than ever we need to put public land towards the benefit of our people while divesting from all fossil fuel investments.

We need to look at everything we do with our public resources to make sure we're fully reflecting the alarm voiced in the climate emergency. It's clear that hasn't

happened here and we call on the board to reject this lease extension. Please vote to oppose the lease extension and put this site on the City's priority list for social or otherwise affordable housing.

Thank you,
Kristin Tieche
94117

--

Kristin Tièche
Director, The Invisible Mammal
Learn more: <http://www.theinvisiblemammal.com/>

From: [BOS Legislation, \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: RE: TUESDAY'S MEETING - ITEM 39. - 200965 Real Property Lease - Twin Peaks Petroleum, Inc. - 598 Portola Drive
Date: Monday, October 5, 2020 4:11:41 PM
Attachments: [image001.png](#)

Hi Linda,

This is for File No. 200965.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.
Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



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From: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Sent: Monday, October 5, 2020 4:08 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: FW: TUESDAY'S MEETING - ITEM 39. - 200965 Real Property Lease - Twin Peaks Petroleum, Inc. - 598 Portola Drive

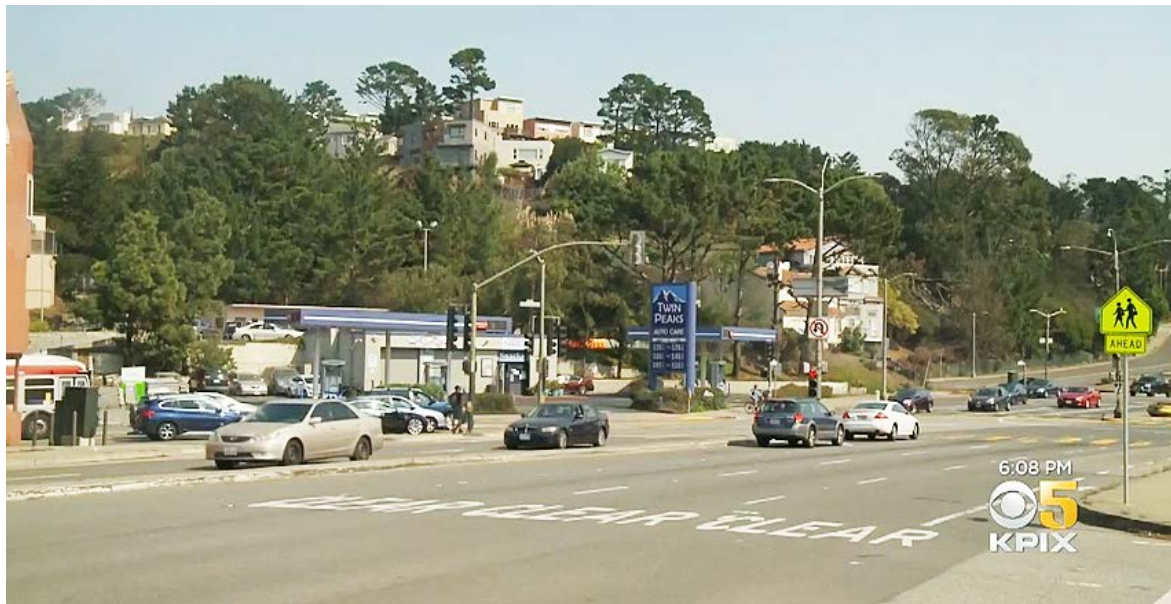
From: ROGER DAWSON - CPOST <roger@cpost.com>
Sent: Monday, October 5, 2020 12:07 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: TUESDAY'S MEETING - ITEM 39. - 200965 Real Property Lease - Twin Peaks Petroleum, Inc. - 598 Portola Drive

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Dear Members of the Board of Supervisors,

I was watching the TV news and saw this story about my favorite local service station/repair shop and was alarmed to see that there are people who are against approving an extension of the lease.

<https://sanfrancisco.cbslocal.com/2020/10/03/san-francisco-twin-peaks-gasoline-station-lease-housing-debate/>



So I'm compelled to give you all my 2 cents-worth on this matter that comes before you on Tuesday:

Referred Without Recommendation from the Budget and Finance Committee

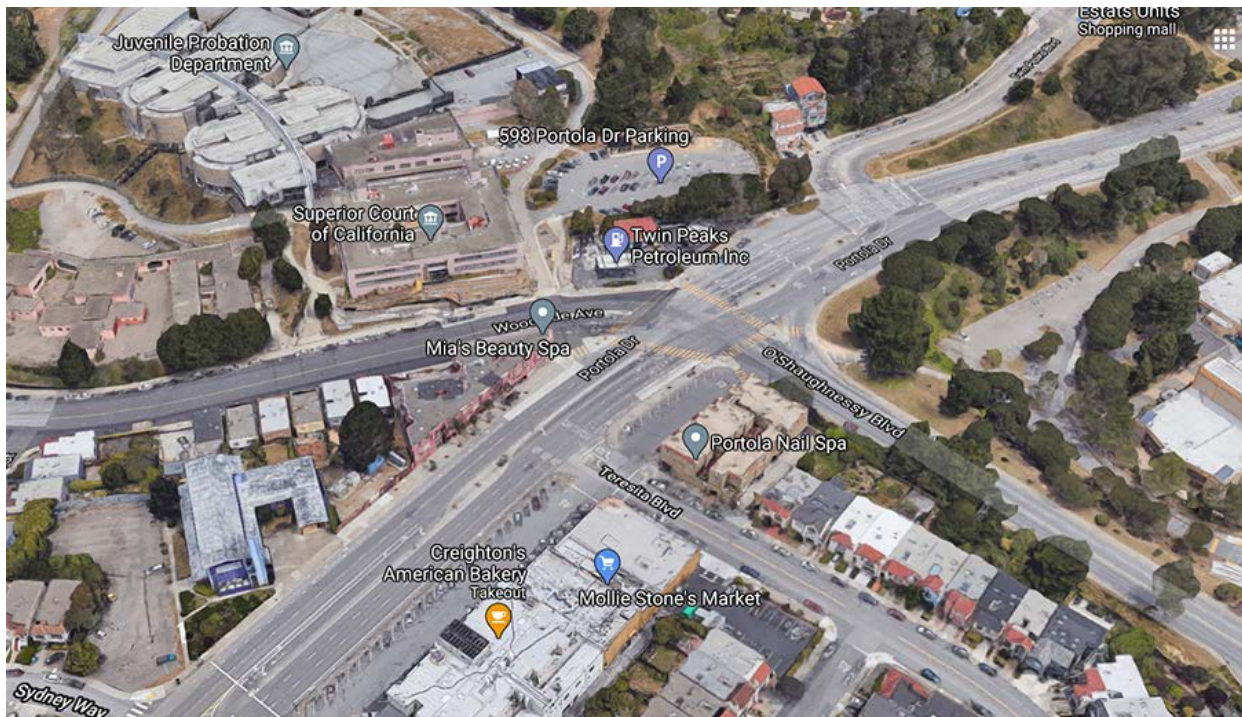
Present: Supervisors Fewer, Walton, Mandelman

39. [200965](#) **[Real Property Lease - Twin Peaks Petroleum, Inc. - 598 Portola Drive - \$200,200 Per Year Base Rent]**
Sponsor: Yee
 Resolution authorizing the lease of real property located at 598 Portola Drive with Twin Peaks Petroleum, Inc., a California corporation, doing business as Twin Peaks Auto Care, successor-in-interest to Michael Gharib, for an initial 25-year term at a base rent of \$200,200 per year with annual adjustments of three percent, with one five-year option to extend, to commence upon approval by the Board of Supervisors and Mayor, in their respective sole and absolute discretion. (Real Estate Department)

(Fiscal Impact)

Question: Shall this Resolution be ADOPTED?

All of us up here on Twin Peaks rely on this service station at least once a week and many more often than that. Every neighborhood in this City needs the proper infrastructure to provide for a good quality of life. Here at the top of the hill within a single block is a near perfect mix of services that are essential for daily life: the Twin Peaks Service Station, Tower Market, CVS pharmacy, coffee, a bank, a couple of restaurants, dentist, a gym, a place of worship, a dry cleaners and a physical therapist for us seniors with disabilities. In this amazingly compact business district, we could live our entire lives without ever having to descend The Peak.



The Twin Peaks Service Station is a vital part of our community. It is a gas station, it's an automobile repair business and it's a miniature "7-Eleven" store.



On this premises resides the best automobile maintenance and repair shop I have ever found. It is a separate symbiotic business who's immigrant owners and crew are absolutely wonderful and amazingly talented people. Ronald, Ken and their crew have created a vital business here as is epitomized by their yelp and Google standings (few businesses in SF achieve such awesome ratings):

Twin Peaks Auto Care Unclaimed



155 reviews

Details

Auto Repair Edit



★ Write a Review

📷 Add Photo

🔗 Share

🔖 Save

Photos and Videos



Liss T.

San Francisco, CA

👤 43 friends

📝 211 reviews

📷 116 photos

Elite '2020

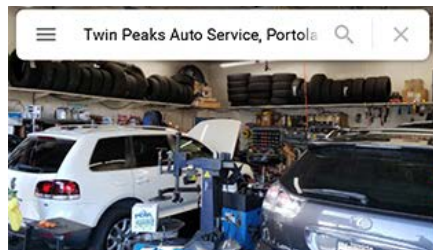
★★★★★ 5/27/2020

📍 1 check-in

The quarantine mobile ended up here today after a multihour adventure that included an AAA battery service truck that showed up with no replacement battery and another shop that quoted me \$300, yes, \$300 dollars "part only" for a battery for my nissan versa note. To which I could only answer "Are you on f&#@\$g drugs?" I know I'm a woman but, there's noooooo way I'd pay that for a battery for a Nissan Versa unless it happened to be made of gold. Gentle reader you may be asking "Liss you used to work at a truck depot in your misspent youth, why didn't you just change the battery yourself?" And the answer to that is, "I had no tools, bus service is reduced and there's no way I was walking back up any hills from autozone with battery in tow in 75 degree heat" The two mile walk to and from Twin peaks Auto was a much more reasonable prospect.

Anyway.

Enter this gentleman (abundant apologies for not catching your name). The part price was reasonable - on par with what AAA would have charged me if they had actually had my battery in stock and at \$30 dollars for a few minutes work - incredibly fair on labor. You've officially earned a new customer for the duration of the time we live in the city. Thank youuuuuuuu! Major props for being fair!!!

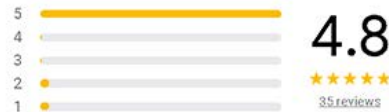


Twin Peaks Auto Service

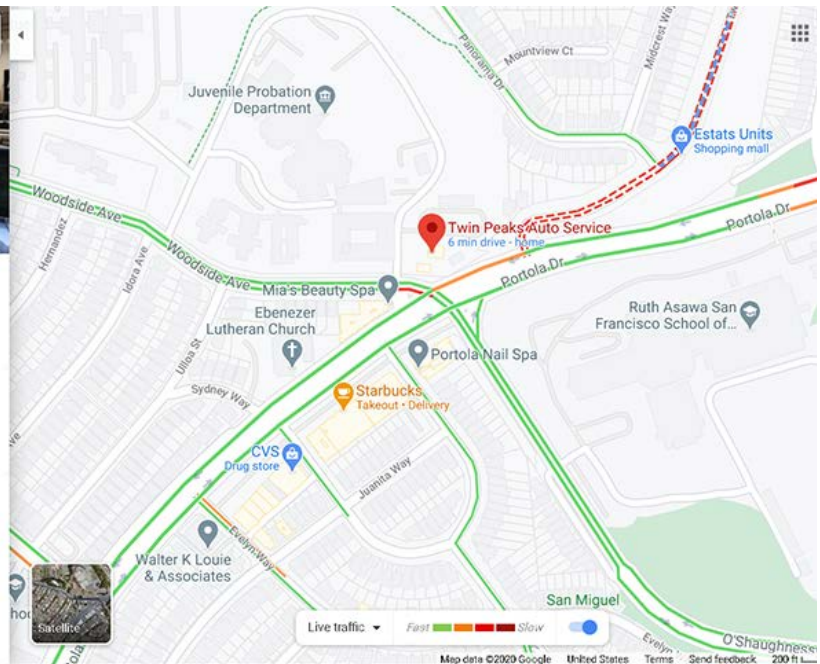
4.8 ★★★★★ (35)

Auto repair shop

Review summary



- "Replaced my fuel pump quickly and for a good price."
- "These people work together to solve any problems!!!"





They have literally **saved my life** by pointing out my very old dry and cracked tires and warning me about the safety hazard, turns out they were 20 years old. Us Senior Citizens who can't bend down for a detailed look anymore rely on this kind of attention to detail to help us. The gas station part of this business is also top notch with brand new pumps that are always working and the whole place is immaculately clean.



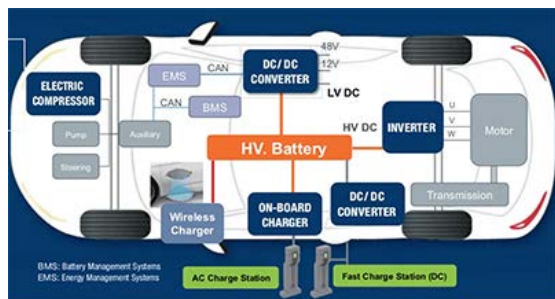
I had the opportunity to talk with Michael Gharib on the telephone several months ago when he returned my call about an inconvenience. It was on a weekend and I had left a voicemail and he took the time to personally call me and explain the problem and provide a solution. He was a very nice man who I think really cares about his business and in our conversation I learned that he is an immigrant to our country who has achieved the

American dream. Thanks to Channel 5 I now know what he looks like, looks like a good person to me!

This property with its two businesses and numerous employees epitomizes the American dream. Who in their right mind would think of destroying that for the sake of more ill-thought-out and unnecessary development here in the City?

To those who say build more housing on this property, I say look around at the reality of this location: this is a business district, nobody wants to live on the corner of one of San Francisco's busiest intersections.

To those who say service stations will be unnecessary in a world of EV's, I say even all-electric cars require maintenance: tires, battery coolant systems, battery replacement, suspension systems, wheel bearings, brakes (they all got em'), air conditioning, and those high-voltage system components will break down over time - guaranteed. I know, I have a degree in Electrical Engineering from Cal Poly and 50 years of experience, now retired.



I also say look around at the reality of this neighborhood. My apartment building is 1/3 empty right now. Just down the street from the Twin Peaks Service Station there is another large apartment building that was nearly complete, but has remained unfinished and unoccupied for many, many years now. San Francisco is experiencing an exodus of people like it has never seen before. Part of the reason is that our beautiful City has been decaying from overcrowding, much of it instigated by greedy developers. Now that the party is over, we are left with an abundance of units, insanely rising crime rates and general decay in the quality of life here. Those of you on the Board of Supervisors really need to think about how the zeal to overcrowd this City has put it in the condition that it's in now. **More is not better.** As a lifelong amateur cultural anthropologist, it is my humble opinion that San Francisco reached the saturation point about two decades ago and it's been deteriorating exponentially since then. It's similar to global warming, you on the Board can correct it before we reach the point of no return.

San Francisco used to be beautiful everywhere (even the Tenderloin, remember the Black Hawk jazz club?) and I am old enough to remember when it was still charming, when you could go to a Giants game and sit next to Mayor Alioto, cheering Willie Mays on to another home run.

There is plenty of available housing that will become more affordable as market rates drop given all the developing surplus. Additionally, you on the Board could help this along by perhaps enacting some new kind of rent control on these vacancies that would compel them to be affordable to low income residents. This could have an immediate benefit as opposed to waiting years for more buildings to be built, more construction equipment spewing pollution into the air and more global warming... all to end up with partially filled buildings at best.

What an awful tragedy it would be if those of you on the Board of Supervisors were to destroy two businesses here on Twin Peaks, both of them run by incredibly hard working immigrants who have achieved success and contribute to a great quality of life for about 2000 (or more) of us residents here on the hill.

Sincerely,

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