

Received at CPC Hearing 5/23/19  
D. Winslow

Dear SF Planning Commissioners,

May 22, 2019

I am the owner of Avedano's Meat Market located at 235 Cortland Avenue.

I am writing in support of the proposed development for 237 Cortland Avenue. The proposed 4 story project to build three residences above a commercial first level will bring in much needed housing and activity to this neighborhood.

Currently, as you may or may not know, I am experiencing severe hardship in keeping my business open. I previously worked with the developer to help me become designated a legacy business. However, the current challenges I am facing has nothing to do with this development and the owner has been more than understanding as I am behind in over 4 months in rent.

Despite not having paid rent, my business is still struggling as there is little commercial activity, I have high payroll taxes, people are no longer cooking as much and frankly, the community and the City does not realize that they need to actually spend money in their neighborhood businesses.

I am writing in hopes that the City will actually expedite the approval for this development so that I can potentially occupy the new commercial space to reinvent my business into a fast casual pre-made dining experience to which the next door meat market can supply ingredients to.

Thank you.

Sincerely,



Angela Wilson

Avedano's



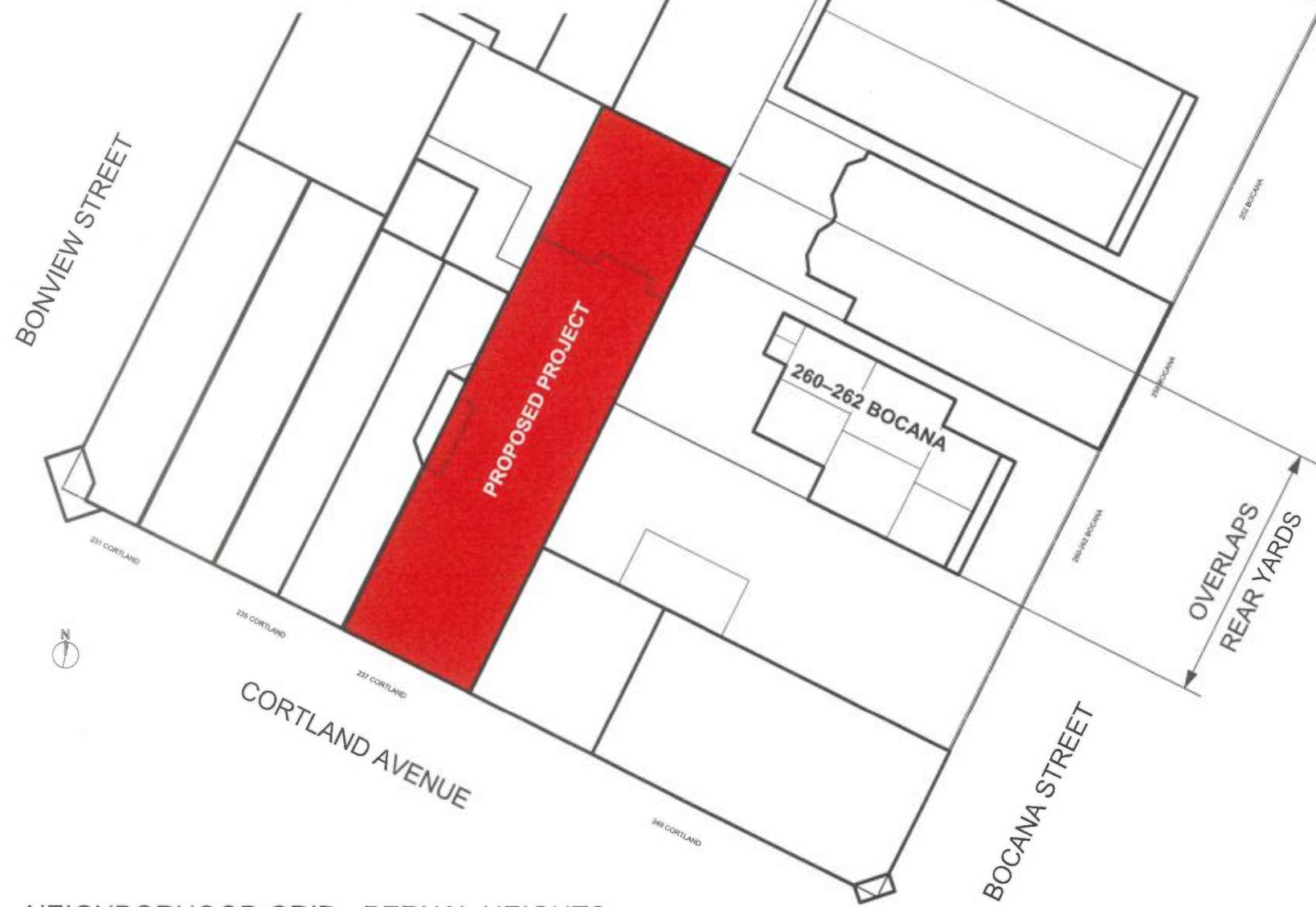
THE CORTLAND AVENUE SMALL-SCALE NEIGHBORHOOD USE DISTRICT IS PRIMARILY TWO STORIES IN HEIGHT, WITH A LIMITED NUMBER OF THREE STORY BUILDINGS.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

1.0 NEIGHBORHOOD SCALE

CORTLAND AVENUE

THE UNIQUE ORIENTATION OF THE  
BERNAL HEIGHTS STREET GRID RESULTS  
IN NEIGHBORING PROPERTIES BEING  
OVERLAPPED BY THE MASS AND SHADOW  
EFFECTS OF THE PROPOSED PROJECT



NEIGHBORHOOD GRID - BERNAL HEIGHTS

THE PROPOSED PROJECT  
OVERLOOKS ADJACENT YARDS  
AND PRIVATE AREAS OF THE  
EXISTING PREDOMINANTLY  
TWO-STORY DWELLINGS IN THE  
ADJACENT RH DISTRICT.

THE ADJACENT RH DISTRICT IS  
LIMITED IN HEIGHT TO 30 FEET.

BONVIEW STREET



231 CORTLAND

235 CORTLAND

237 CORTLAND

CORTLAND AVENUE

241 CORTLAND

PROPOSED PROJECT  
4 STORY MASS

2ND FLOOR  
DECK

260-262 BOCANA

259-262 BOCANA

261 BOCANA

265 BOCANA

BOCANA STREET

PRESERVATION OF MID-BLOCK OPEN SPACE AND PRIVACY

**CURRENT SUNLIGHT – 260-262 BOCANA**

– YARD – 4:50 PM

– REAR WINDOWS OF DWELLING – 5:25 PM  
(EQUINOX)



**EXISTING**  
SHADOW AT YARD  
MAR / SEPT 20 – 4:50 PM  
(SUNSET 7:11 PM)



**EXISTING**  
SHADOW AT REAR  
WINDOWS  
MAR / SEPT 20 – 5:25 PM  
(SUNSET 7:11 PM)

THE EXISTING DWELLINGS HAVE DIRECT SUNLIGHT ON SOME PART OF THE GROUND PLANE OF THEIR YARD UNTIL 4:50 PM, AND TO THE WINDOWS AT THE REAR OF THE DWELLINGS UNTIL 5:25 PM.

**PROPOSED 4-STORY PROJECT  
LOSS OF SUNLIGHT – 260–262 BOCANA**

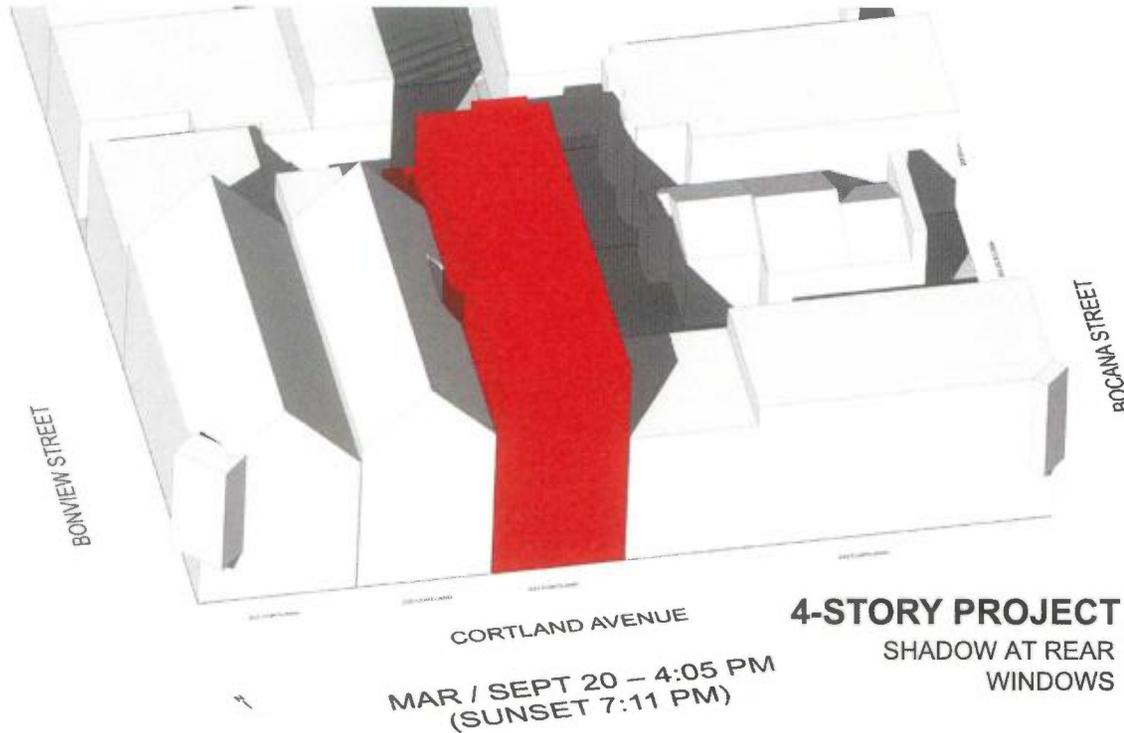
– YARD – 3:35 PM

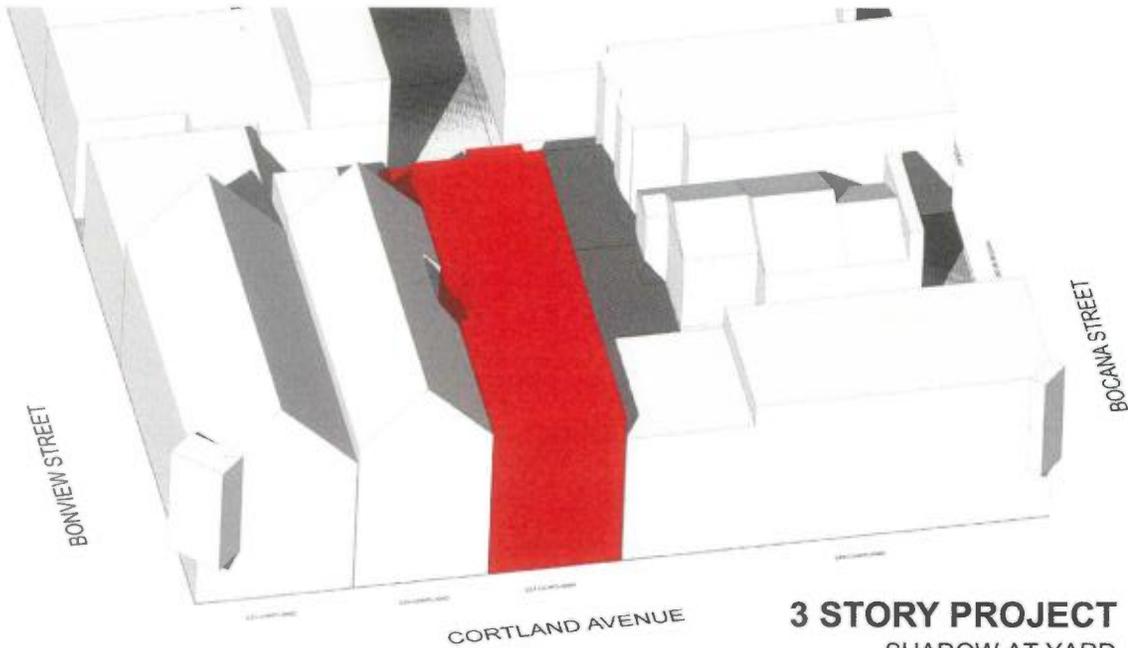
– REAR WINDOWS OF DWELLING – 4:05 PM  
(EQUINOX).



**LOSS –  
1 HOUR 20 MINUTES  
OF SUNLIGHT**

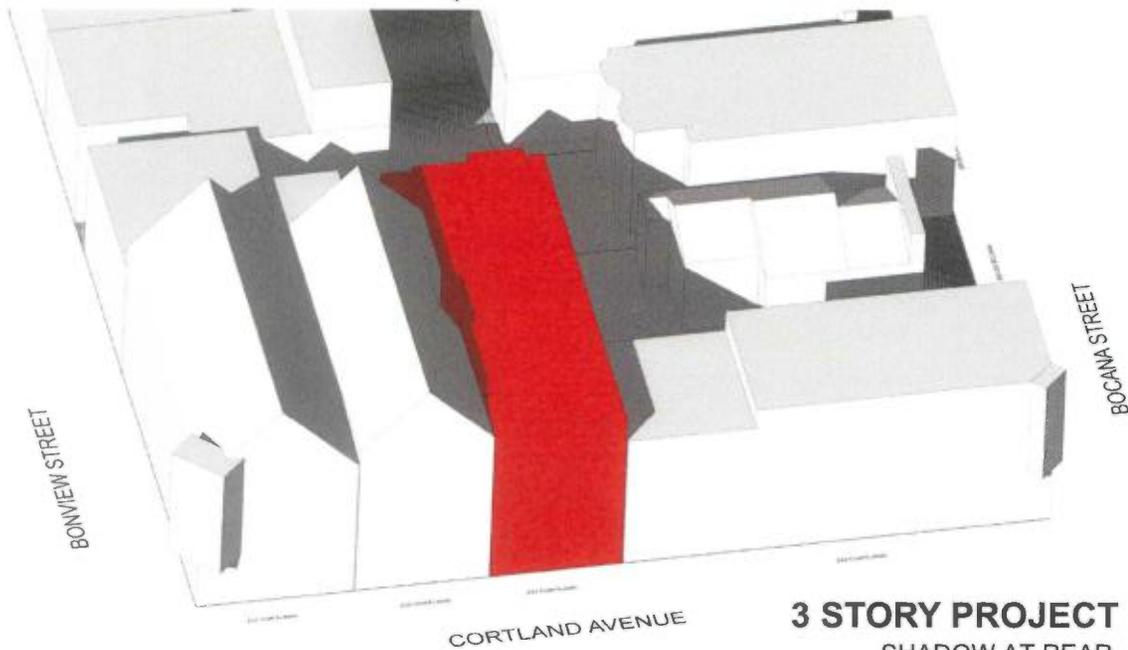
THE PROPOSED 4-STORY BUILDING  
REDUCES SUNLIGHT TO THE  
DWELLINGS BY 1 HOUR 20 MINUTES  
PER DAY AT THE EQUINOX.





**3 STORY PROJECT**  
SHADOW AT YARD

MAR / SEPT 20 – 3:55 PM  
(SUNSET 7:11 PM)



**3 STORY PROJECT**  
SHADOW AT REAR  
WINDOWS

MAR / SEPT 20 – 4:45 PM  
(SUNSET 7:11 PM)

WITH A 3-STORY PROJECT  
**LOSS OF SUNLIGHT – 260–262 BOCANA**  
– YARD – 3:55 PM  
– REAR WINDOWS OF DWELLING – 4:45 PM  
(EQUINOX).

**LOSS –  
40 MINUTES  
OF SUNLIGHT**

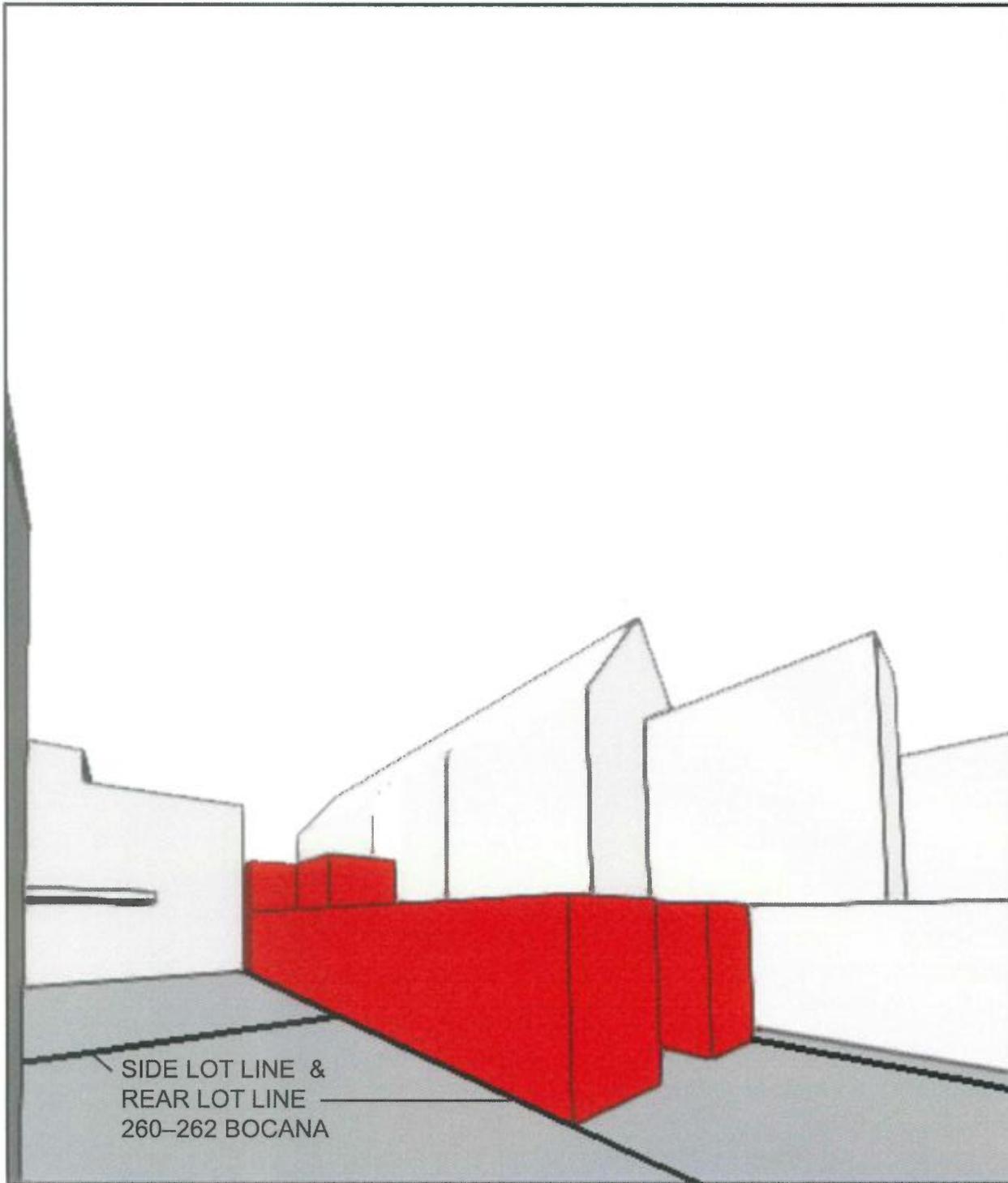
A 3-STORY PROJECT WOULD  
REDUCE SUNLIGHT TO THE  
DWELLINGS BY 40 MINUTES PER  
DAY AT THE EQUINOX.

THIS SUNLIGHT REDUCTION IS  
**ONE-HALF THE IMPACT** OF A  
4-STORY BUILDING.

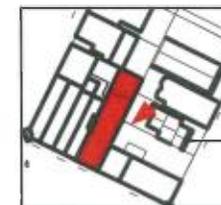
# EXISTING OUTDOOR SPACE

260-262 BOCANA

THIS PERSPECTIVE VIEW SHOWS  
THE CURRENT OUTDOOR SPACE  
AT THE REAR YARD OF  
260-262 BOCANA



VIEW FROM 1ST  
FLOOR WINDOW



260-262 BOCANA

## OUTDOOR SPACE 4 STORY PROJECT

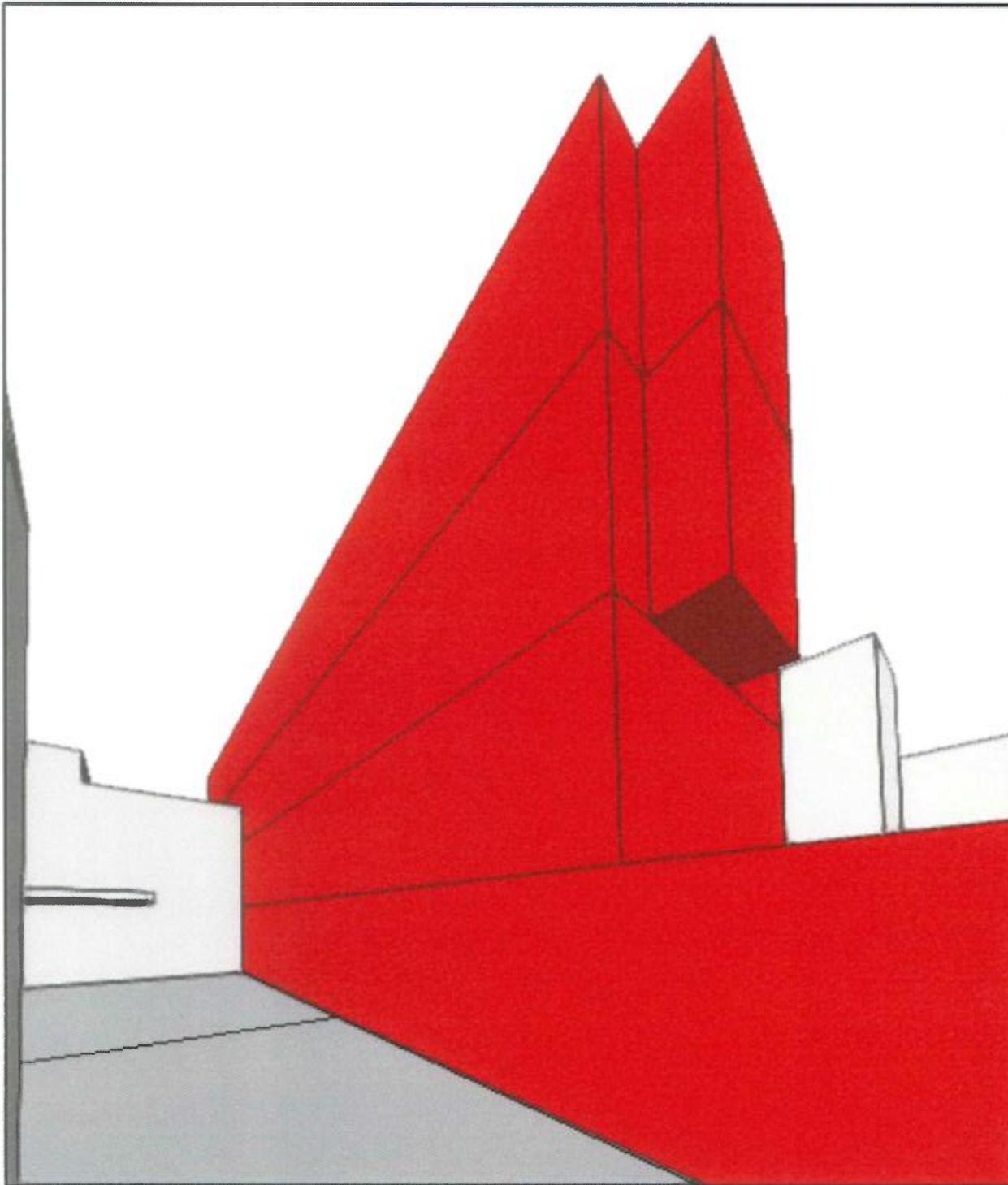
### IMPACT ON 260–262 BOCANA

THE PROPOSED PROJECT LOOMS OVER  
THE OUTDOOR SPACE OF ITS NEIGHBORS.

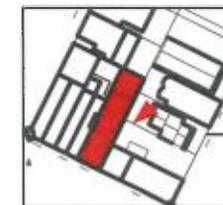
THE 4 STORY MASS BLOCKS NEARLY  
3/4 OF THE WIDTH OF THE 260 BOCANA  
LOT.

THE PROPOSED PROJECT HAS A  
DRAMATIC NEGATIVE IMPACT ON –

- EXISTING OUTDOOR SPACE
- ACCESS TO SUNLIGHT
- PRIVACY



VIEW FROM 1ST  
FLOOR WINDOW

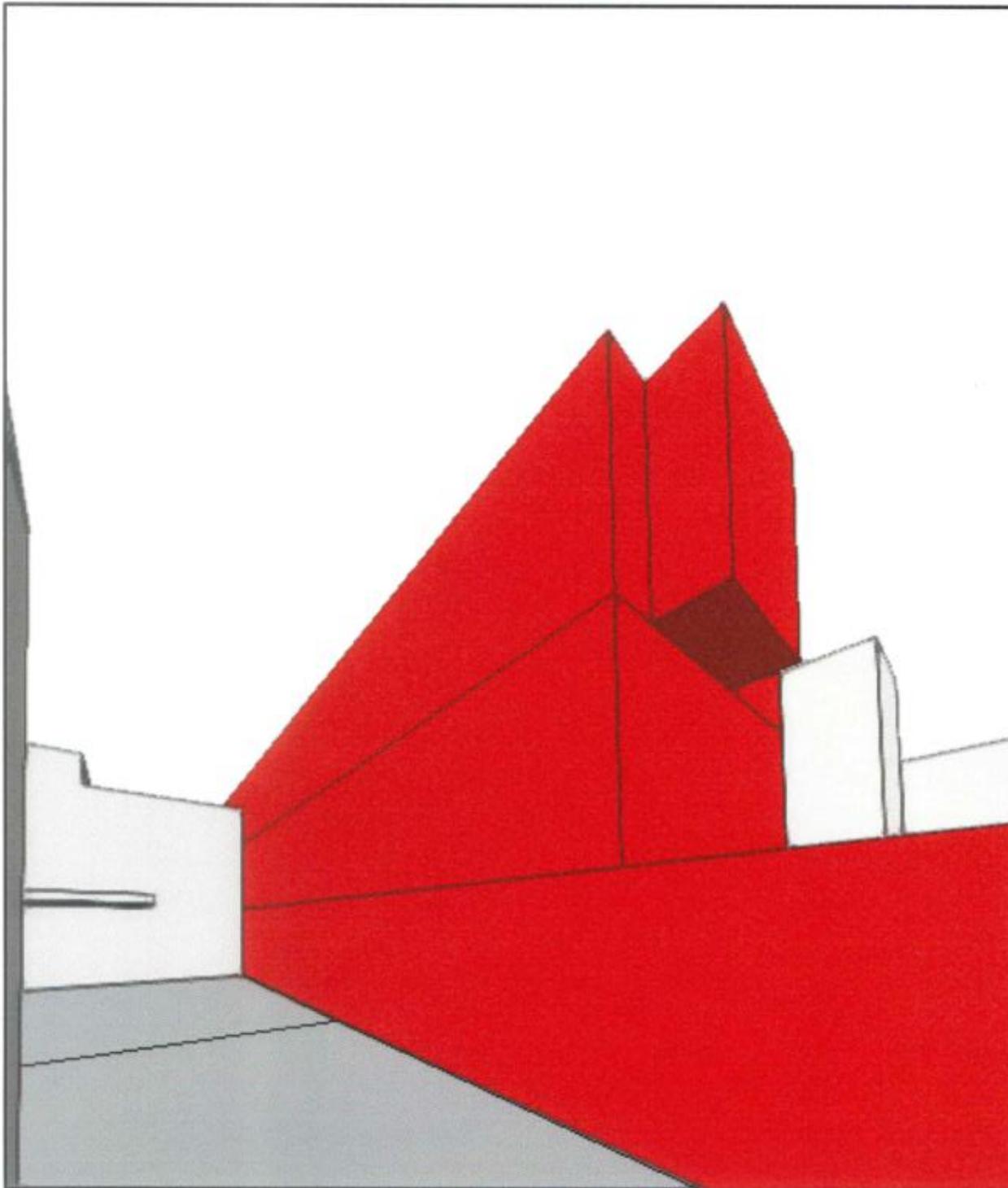


260-262 BOCANA

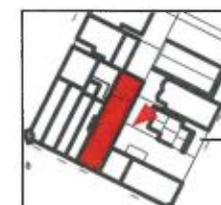
# OUTDOOR SPACE 3 STORY PROJECT

## IMPACT ON 260-262 BOCANA

A 3 STORY PROJECT HAS LESS IMPACT  
ON 260-262 BOCANA'S REAR YARD.



VIEW FROM 1ST  
FLOOR WINDOW



260-262 BOCANA

## **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

**The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.**

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Received at CPC Hearing 5/23/19  
M. Christensen

RECORDED AT THE REQUEST OF  
AND WHEN RECORDED RETURN TO:

KEVIN D. FREDERICK, ESQ.  
605 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063  
(650) 365-9800

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FIRST AMENDMENT TO THE  
DECLARATION OF RESTRICTIONS FOR  
828 INNES AVENUE OWNERS' ASSOCIATION

THIS FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS is made this 1st day of April, 2019, by the 828 INNES AVENUE OWNERS' ASSOCIATION, a California nonprofit corporation (hereinafter "Association").

RECITALS

1. On August 2, 2011, a DECLARATION OF RESTRICTIONS (hereinafter "Declaration") was recorded in the Office of the Recorder of San Francisco County, as Document No. G991120 for the Association and its Members, applicable to the real property located in the City and County of San Francisco, State of California, more particularly described in that certain Map entitled "Map of 828 Innes Avenue, a Mixed-Use Condominium Project, Being a Subdivision of Lot 5, Assessor's Block No. 4645, San Francisco, California," filed for record in the Office of the Recorder of the County of San Francisco, State of California, on July 31, 2001 in Condominium Map Book 69, at pages 21 through 25, inclusive.

2. Association now desires to make a First Amendment to the Declaration, pursuant to Article 11.3 of the Declaration as hereinafter provided.

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NOW, THEREFORE; Association hereby amends and modifies said Declaration of Restrictions as follows:

1. Article 7.4 is amended as follows:

**7.4 NUISANCE.** No person may interfere with the quiet enjoyment of any other Owner or lessee of the Project, or carry on any activity in any part of the Property which is noxious, illegal, seriously annoying or offensive to a person of reasonable sensibility. No activity may be carried on which causes any insurance policy to be canceled or not renewed, or which will impair the structural integrity of any Unit. No person may sell or distribute tobacco, alcohol, marijuana in any form or any controlled substance from any Unit or any part of the Property.

2. Article 8.4 is amended to read as follows:

**8.4 NUISANCE.** No person may interfere with the quiet enjoyment of any other Owner or lessee of the Project, or carry on any activity in any part of the Property which is noxious, illegal, seriously annoying or offensive to a person of reasonable sensibility. No activity may be carried on which causes any insurance policy to be canceled or not renewed, or which will impair the structural integrity of any Unit. No person may sell or distribute tobacco, alcohol, marijuana in any form or any controlled substance from any Unit or any part of the Property.

I hereby certify and declare that this First Amendment was approved by the affirmative vote or written consent of a majority of the voting power of the Association.

IN WITNESS WHEREOF, this First Amendment to the Declaration of Restrictions is executed by the President of the Association.

828 INNES AVENUE OWNERS' ASSOCIATION.

BY:

  
SANG IK LEE, President.

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

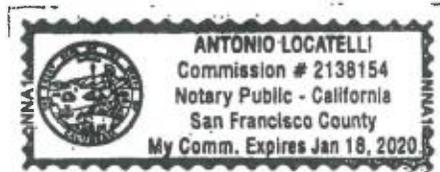
On APRIL 01, 2019 before me, ANTONIO LOCATELLI  
Notary Public, personally appeared SANG IK LEE  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their 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.

Antonio Locatelli  
Signature of Notary Public

(Notary Seal)



**Horn, Jeffrey (CPC)**

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**From:** janetfiore@aol.com  
**Sent:** Wednesday, May 22, 2019 4:14 PM  
**To:** Horn, Jeffrey (CPC); JanetFiore@aol.com  
**Subject:** 2019-000189CUA --1860 9th Ave.

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

Mr. Horn, Planning Commission:

Since submitting in writing my comments and speaking with you on, I think, 1 May, my health deteriorated into pneumonia, so there was a hospital stay. I just got out Sunday night. There was no ability for me to send comments and will certainly not be able to attend the hearing. Please accept my comments in this manner which was mentioned at the SHARP Meeting.

When I returned home this past weekend, it appeared a new public notice was in place at 1860. That was to be assumed, of course, since I already knew the plans had changed significantly from the already monstrous and neighborhood-disapproved 8 bedrooms/9 baths to 10 bedrooms/10 baths. That already seemed a bit unethical and manipulative. Not finding anything online except the original information from early March (only posted for the public for maybe a total of 5-6 days), I went to 1860 and was just astounded that there was nothing up, nothing except the original early-March notice! That was a bit suspicious and especially so when a man was sitting late into the night in a car that is typically moved about this neighborhood for parking on street sweeping days for the area.

You can imagine how high my astonishment and unethical gauge went when I, then, went to the Planning Commission site with the agenda for the meetings and found that there was absolutely NOTHING there except that for the 21 March meeting. Speak of manipulation? I am not saying you are manipulating; I do not believe you are. However, SOMEONE IS DEFINITELY!

At the beginning of the SHARP meeting, there was neighborhood discussion. A woman living on 8th Ave. was asking the group about "the house on 9th Ave. where there is constant movement of lumber, of tarps?" She described it as people moving in and out and maybe even enclosing a back porch with tarps making it into living space. That is a situation that Planning needs to investigate. I cannot see the back house from my house, but if one walks by one can see the second regular house in back from a space on the South side. I'm not speaking of a little in-law. No, the one in back is at least 2 story, maybe 3.

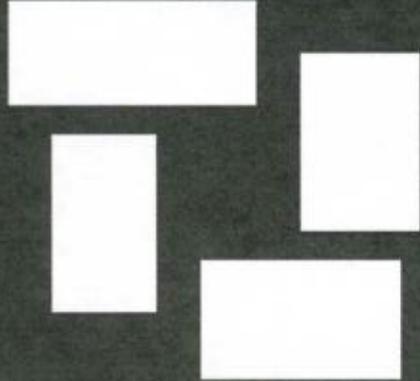
When the lady started talking about that situation, I knew why some odd things regularly occur at that house. A little bit of furniture is put out on the sidewalk every 4-6 weeks--not for the Recology large item pick-up. I have no idea what eventually happens to it. People seem to come and go living at those two houses.

I would be very willing to speak with anyone from Planning regarding my observations and opinions of what is going on.

On the other hand, it is so dismaying to see the values the City has now in its operations.

Janet Fiore  
1857 9th Ave.  
San Francisco, Calif. 94122  
415-751-1422

Received at CPC Hearing 5/23/19  
L. Hoagland



# 655 4TH ST

4TH & TOWNSEND  
SOMA, SAN FRANCISCO

CITY INFORMATIONAL HEARING  
05-23-2019



AERIAL VIEW TOWARDS BAY



Handwritten notes in the bottom right corner, possibly including a date or reference number.

CONTEXT PLAN



**PROJECT SITE**

**TRANSIT**

- CAL TRAIN STATION
- NEW CENTRAL SUBWAY STOP

**NEIGHBORHOOD**

- MISSION BAY PUBLIC LIBRARY
- GROCERY STORE
- GENE FRIEND RECREATION CENTER

**SCHOOLS**

- PRE-SCHOOLS
- NEW MISSION BAY ELEMENTARY SCHOOL
- BESSIE CARMICHAEL

**PARKS & RECREATION**

- SOUTH PARK
- 598 BRANNAN ST PARK
- SOUTH BEACH PARK
- MISSION BEACH PARK
- VICTORIA MANALO DRAVES PARK

**5 MIN WALK**



**SITE PLAN**

- RETAIL
- LOBBIES
- BOH
- ▲ RETAIL ENTRY
- △ RETAIL WALK UP
- ▲ RESIDENTS ENTRY



4TH ST

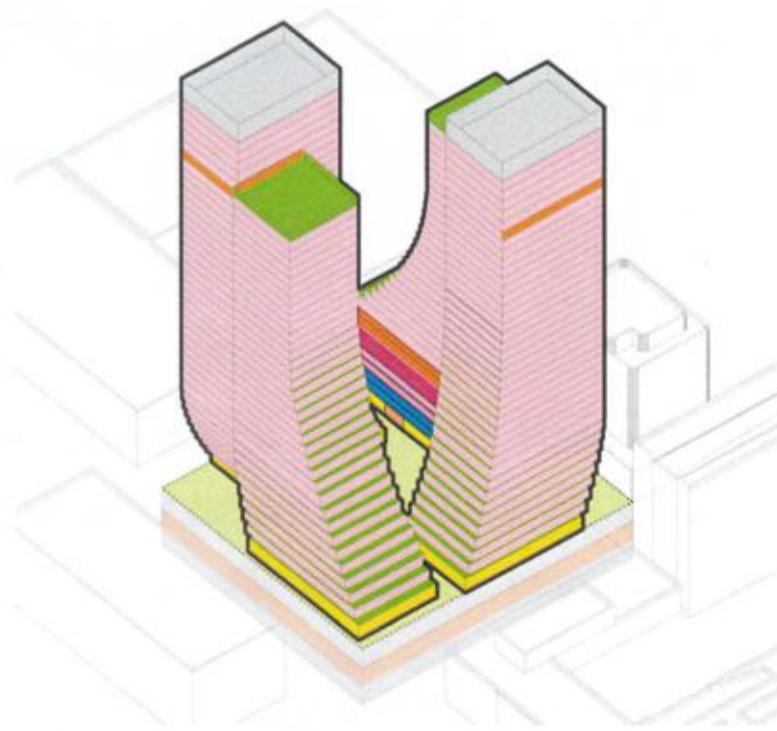
TOWNSEND ST

CAL TRAIN STATION

**PROJECT INFO**

655 4TH STREET, SAN FRANCISCO

RESIDENTIAL:	~1,000,000 SF
AMENITIES:	~50,000 SF
OFFICE / CO-WORK:	~20,000 SF
NEIGHBORHOOD RETAIL:	~20,000 SF
PUBLICLY ACCESSIBLE	
OPEN SPACE :	~25,000 SF
PARKING:	0.25 SPACES PER UNIT
BIKE PARKING:	0.6 SPACES PER UNIT
HOTEL:	38 ROOMS
RESIDENTIAL :	960 UNITS
STUDIO	242 25%
1BED	330 34%
2BED	351 37%
3BED	37 4%



**A MIX OF PROGRAM**

4<sup>TH</sup> STREET



URBAN CONTEXT



DOWNTOWN

MARKET STREET

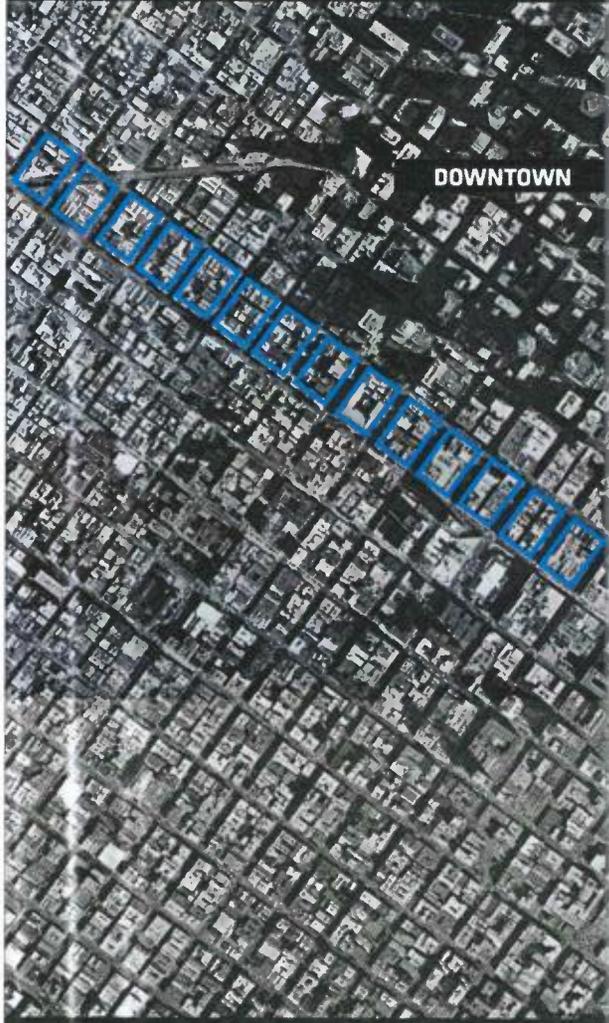
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ORACLE

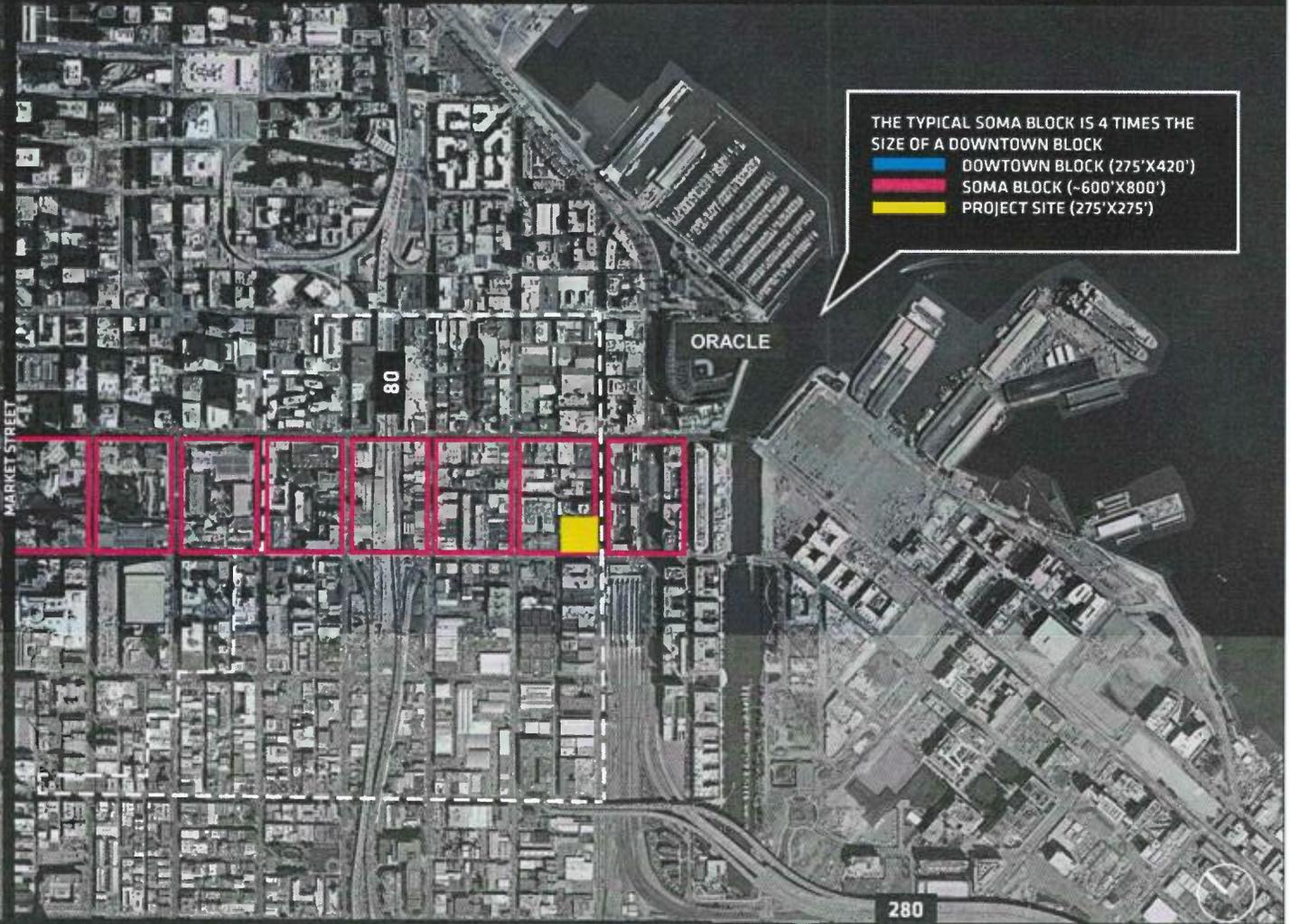
280

CENTRAL SOMA

URBAN CONTEXT



DOWNTOWN



THE TYPICAL SOMA BLOCK IS 4 TIMES THE SIZE OF A DOWNTOWN BLOCK

- DOWNTOWN BLOCK (275'X420')
- SOMA BLOCK (~600'X800')
- PROJECT SITE (275'X275')

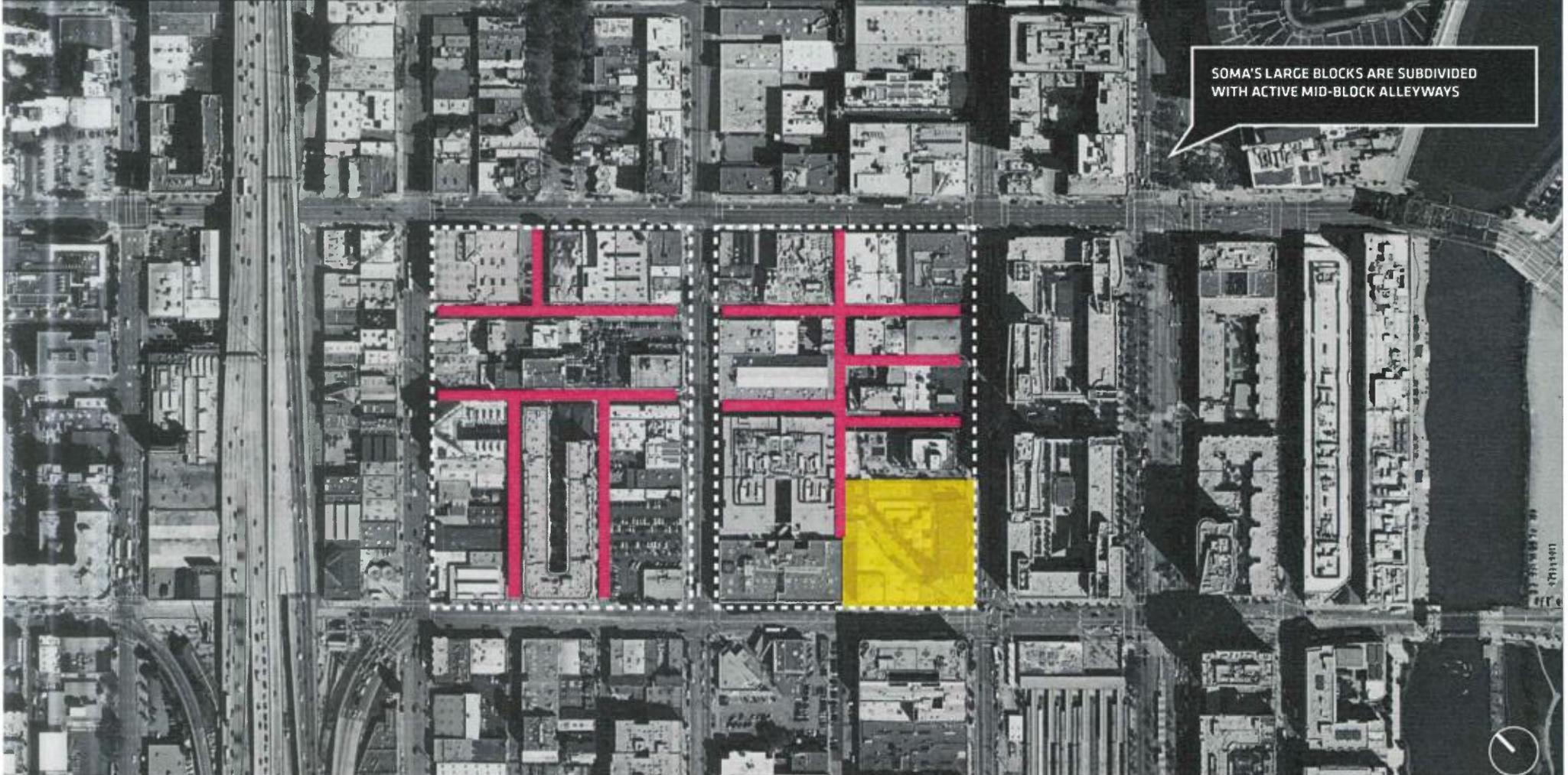
ORACLE

80

280

SF DOWNTOWN VS. SOMA BLOCKS

URBAN CONTEXT



SOMA'S LARGE BLOCKS ARE SUBDIVIDED WITH ACTIVE MID-BLOCK ALLEYS

MID BLOCK CONNECTIONS



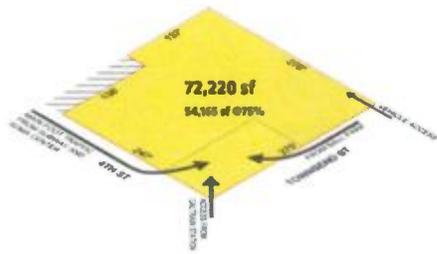
URBAN CONTEXT

NEIGHBORHOOD ACTIVATION,  
INTIMATE SPILL OUT SPACES

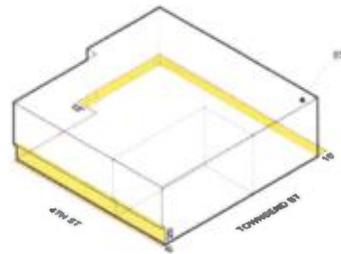


ACTIVE ALLEYS

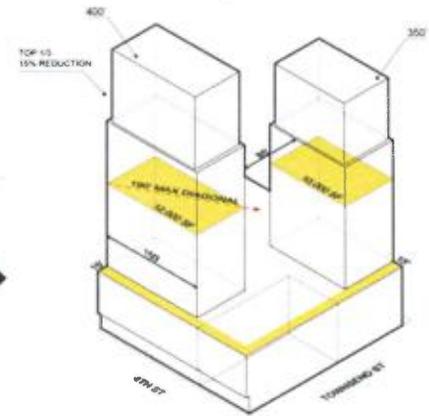
URBAN CONTEXT



SITE



PODIUM SETBACKS



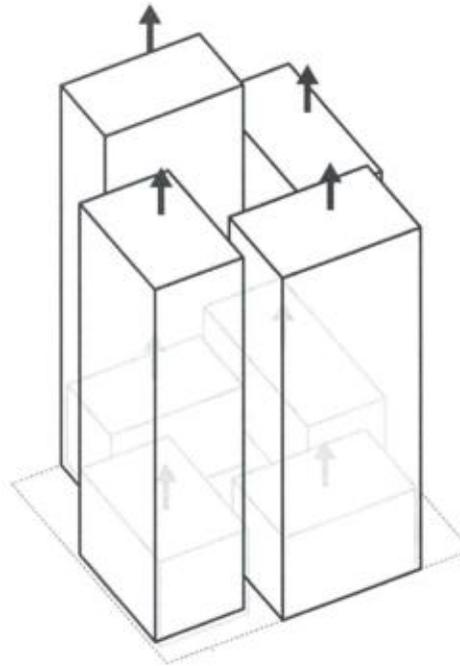
TYPICAL TOWER BULK

OFTEN TOWER DESIGNS PRIORITISE THE HEIGHT AND THE GROUND PLANE BECOMES AN IMPERMEABLE & INTIMIDATING HEAVY PODIUM.

THE DESIGN AIMS AT FLIPPING THIS, BY CREATING A HIGHLY POROUS, ACTIVE & ARCHITECTURALLY DYNAMIC GROUND PLANE

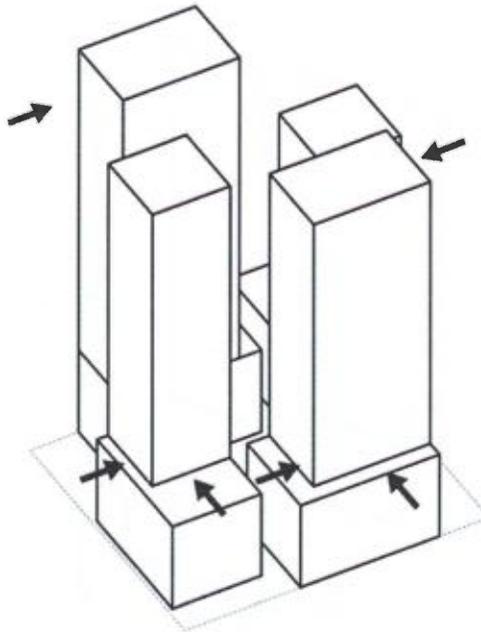


CONCEPT



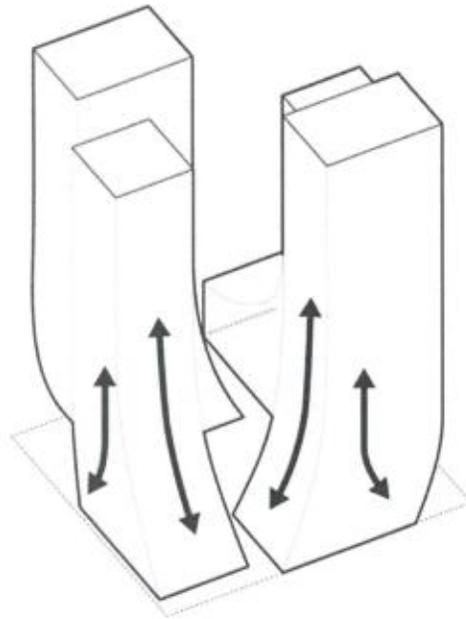
PODIUM TO TOWERS

CONCEPT



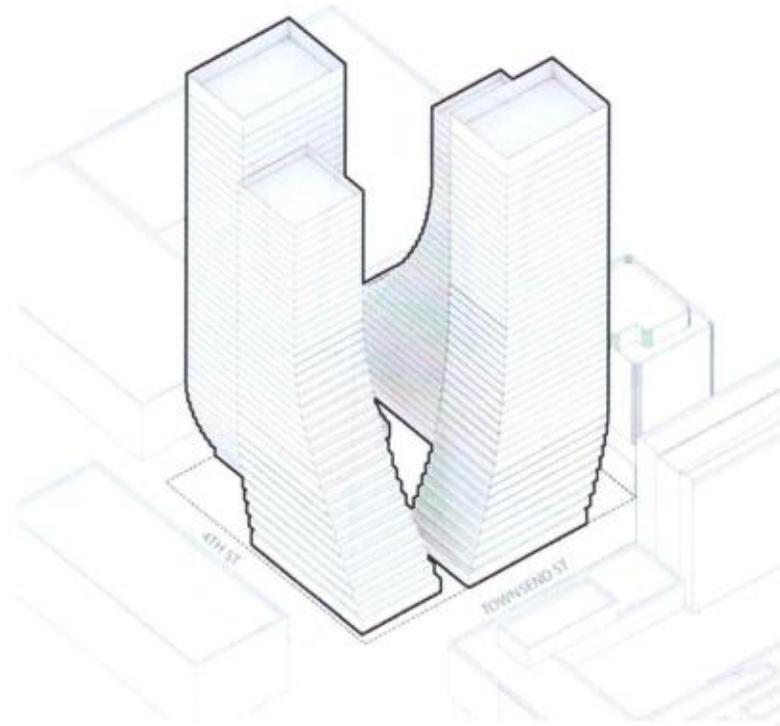
SETBACKS

**CONCEPT**



**ARCHITECTURAL BLEND**

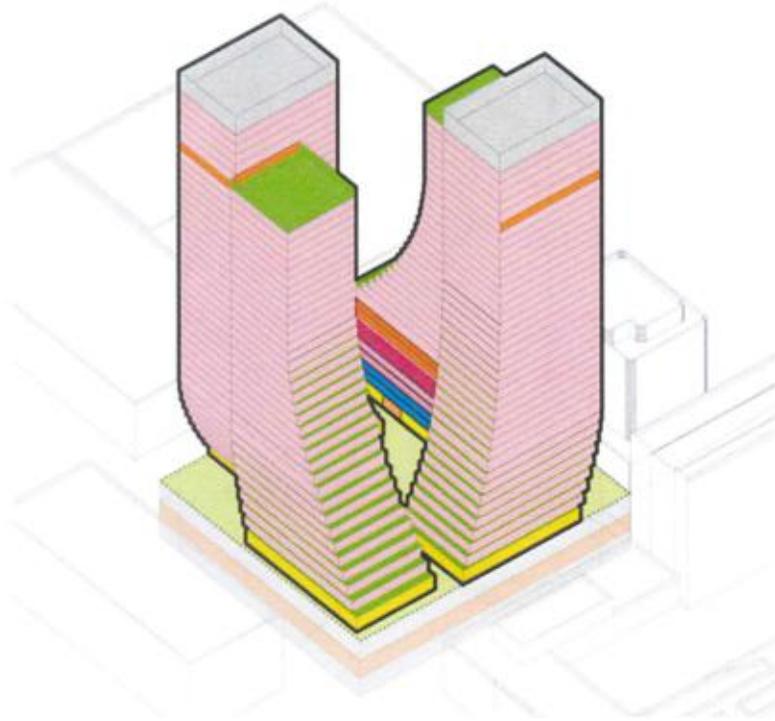
CONCEPT



SIMPLE & DYNAMIC

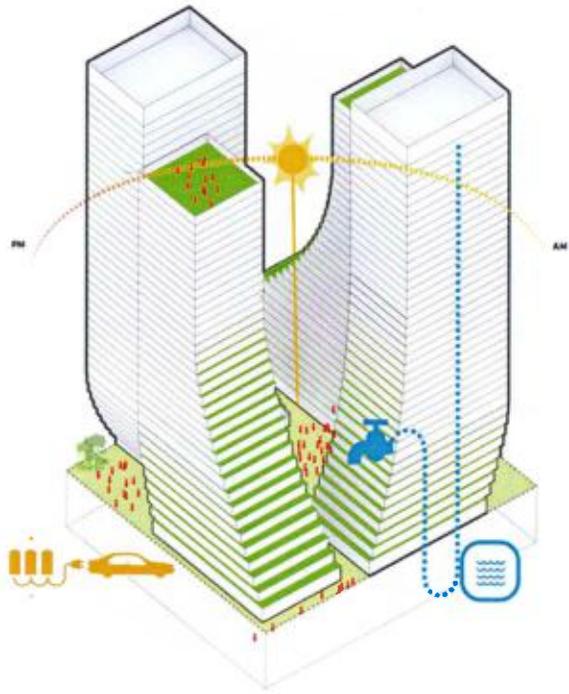
**CONCEPT**

- RESIDENTIAL
- AMENITIES
- OFFICE / CO-WORK
- HOTEL
- NEIGHBORHOOD RETAIL
  
- OPEN SPACE (PUBLIC ACCESS)
- BALCONIES & TERRACES



**A MIX OF PROGRAM**

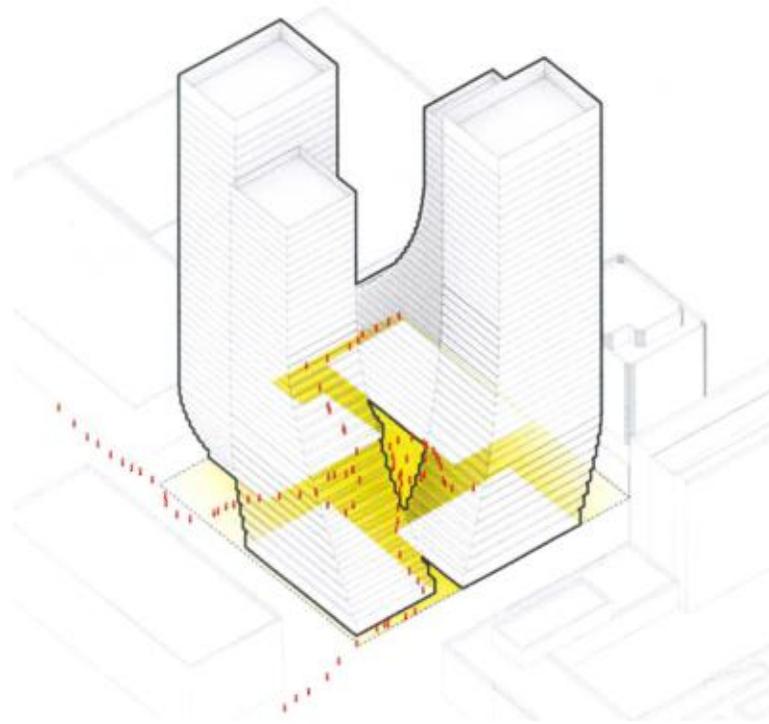
CONCEPT



SUSTAINABILITY INCORPORATED

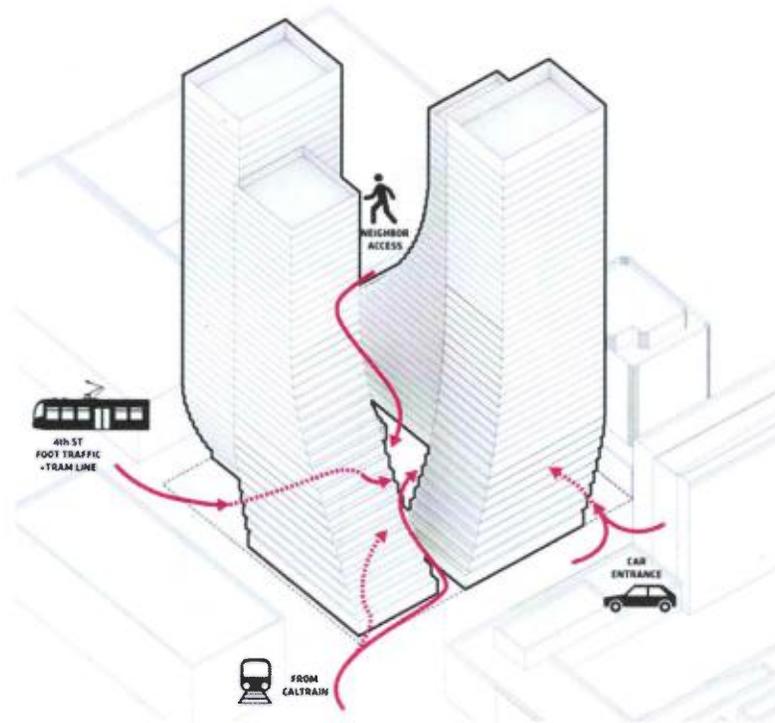
-  SOCIAL SUSTAINABILITY
-  GREEN SPACES
-  LIFE CYCLE THINKING
-  RENEWABLE MATERIALS
-  LEED GOLD
-  BALCONIES & TERRACES
-  GREY WATER RE-USAGE
-  ENERGY REDUCTION

CONCEPT



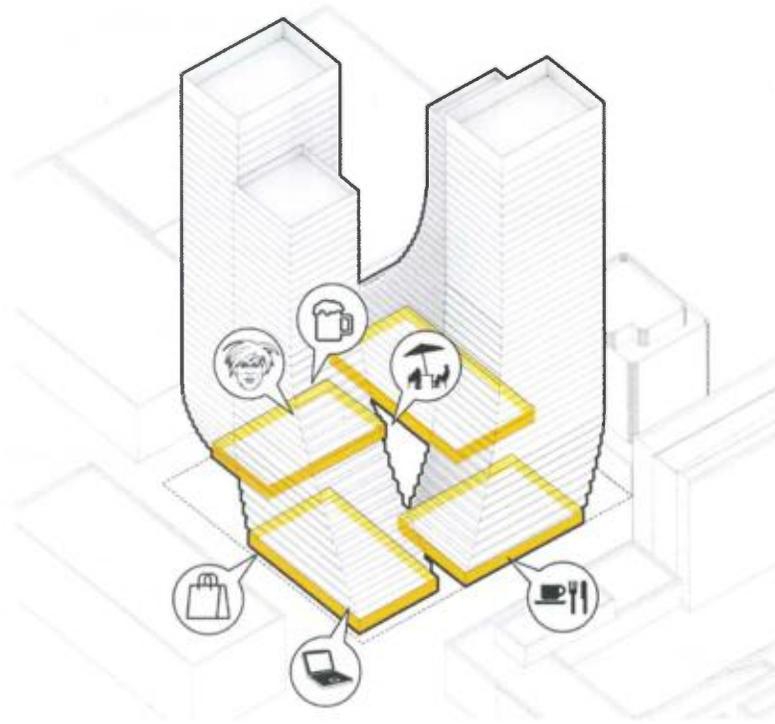
THE SITE AS A PUBLIC PLAZA

SITE POROSITY



POROSITY & BLOCK CONNECTIVITY

**PUBLIC REALM, ACCESS & ACTIVITY**



**RETAIL & ACTIVE STOREFRONTS**

**URBAN CONTEXT**

- RETAIL
- LOBBIES
- BOH

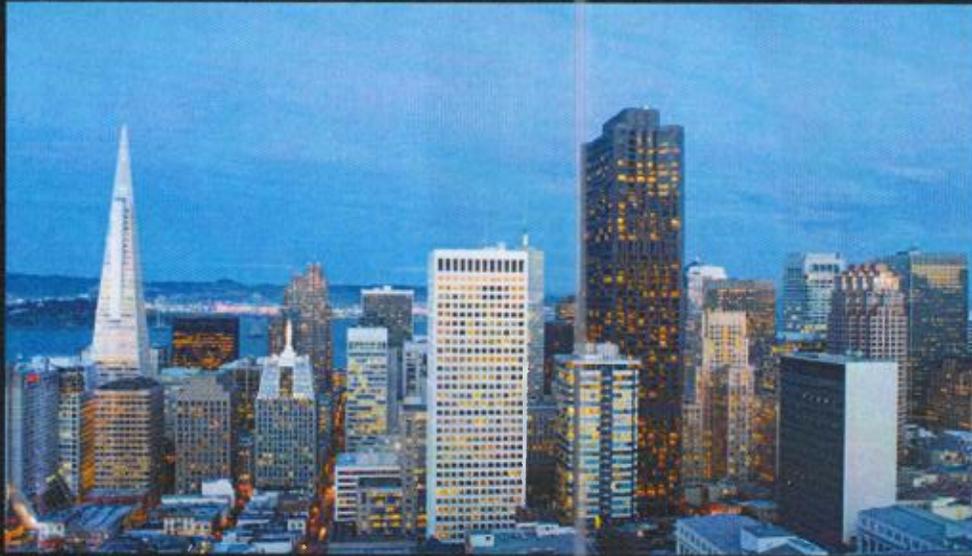


THE PROJECT OFFERS A VARIETY OF MID-BLOCK CONNECTIONS INVITING THE NEIGHBORHOOD INTO THE SITE, TAKING ADVANTAGE OF THE GENEROUS PUBLIC SPACES AND ACTIVE MICRO-RETAIL

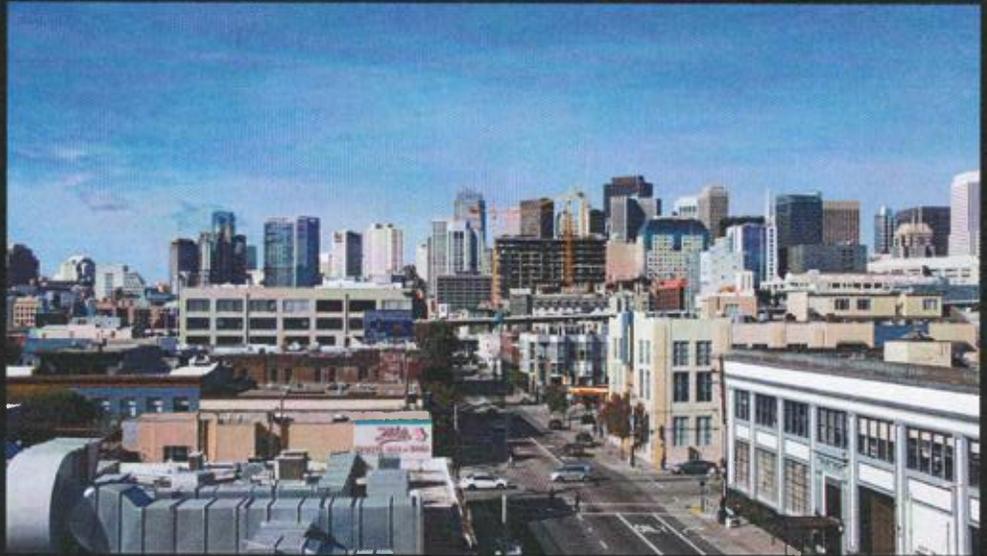


FACADE & SKYLINE

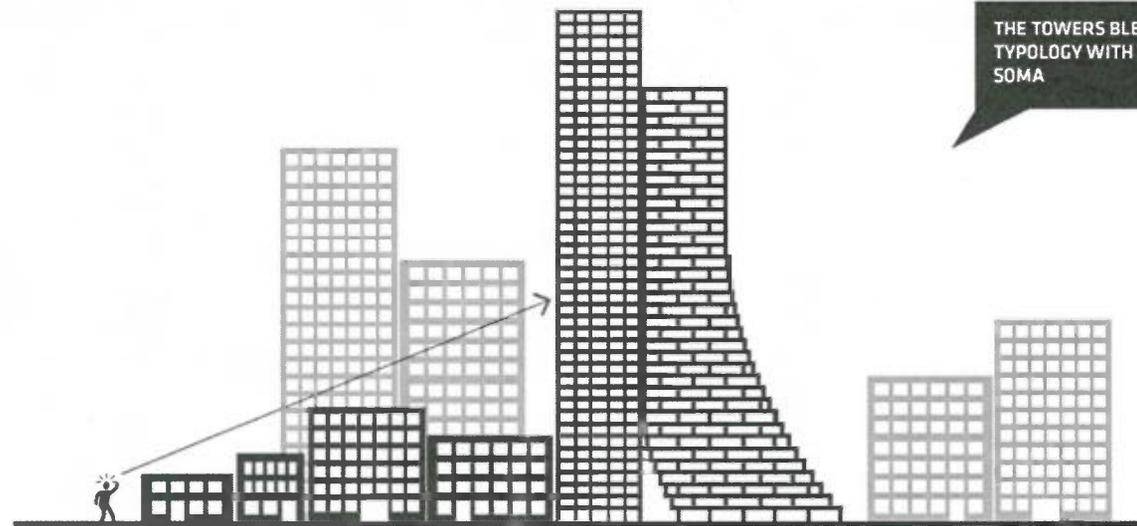
TIE INTO SF'S TIMELESS SKYLINE  
AVOIDING THE GLASS TOWER TREND OF  
RECENT YEARS IN DOWNTOWN



AS SOMA'S SKYLINE CHANGES WE'VE SET OUT TO  
CAPTURE THE MOMENT BY RETAINING ITS MORE  
SOLID MASONRY & LIGHT INDUSTRIAL TYPOLOGY



FACADE & SKYLINE

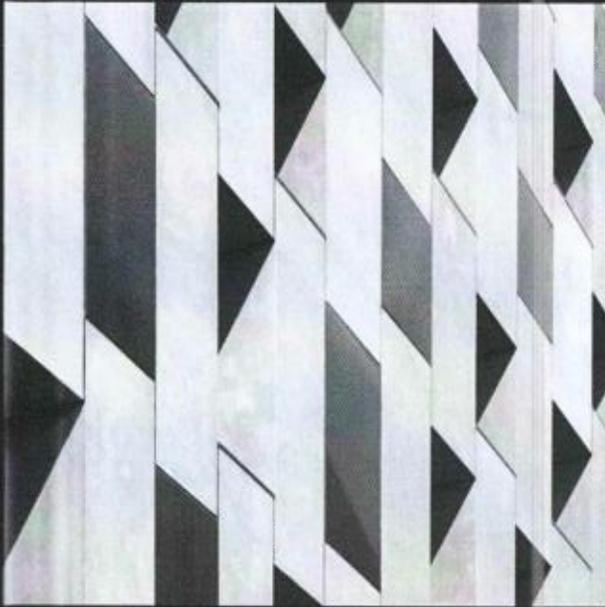


THE TOWERS BLEND THE WAREHOUSE  
TYPOLOGY WITH THE FUTURE HEIGHTS OF  
SOMA

MERGE OF CLASSIC SF TOWER & SOMA WAREHOUSE

FACADE & SKYLINE

RELATE TO THE SOMA CONTEXT & CAPTURE THE SOMA 'GRIT'



DEPTH



TEXTURE



TONE & HUE

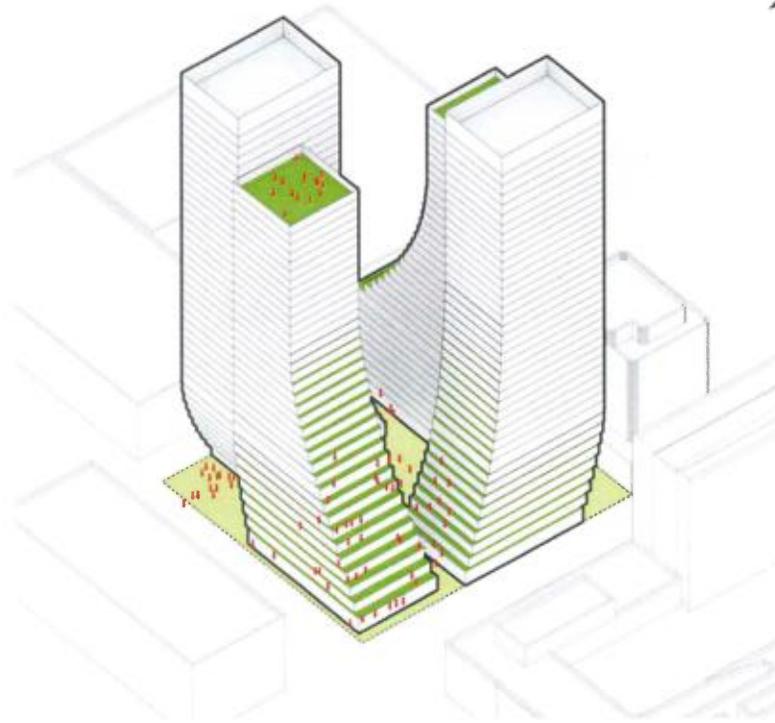
MATERIALITY  
DEPTH, TEXTURE, TONE & HUE





**OPEN SPACE**  
**THE PUBLIC REALM, ACCESS & ACTIVITY**

THE PROJECT OFFERS A VARIETY OF OPEN SPACES BOTH PRIVATE AND PUBLICLY ACCESSIBLE



**OPEN SPACE  
THE PUBLIC REALM, ACCESS & ACTIVITY**



- EXISTING PARKS, RECREATION CENTERS, PLAZAS, POPOS
- FUTURE POTENTIAL PARKS
- HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS
- POTENTIAL POPOS
- ALLEYS AND MIDBLOCK CROSSINGS
- NEIGHBORHOOD WALK  
\*FROM PLANNING STAFF PRESENTATION
- PROJECT SITE



OPEN SPACE  
THE PUBLIC REALM, ACCESS & ACTIVITY



DIFFERENT SCALES OF PROGRAM & INTIMACY FOR THE COMMUNITY

**OPEN SPACE**  
**THE PUBLIC REALM, ACCESS & ACTIVITY**

A COMMITMENT TO PROGRAMMING THE  
OPEN SPACES KEEPS IT INVITING FOR THE  
NEIGHBORHOOD & ACTIVE FOR THE RESIDENTS



**NEIGHBORHOOD LUNCH**



**SUMMER MUSIC**



**LOCAL POP UPS**



**HAPPY HOUR & TRIVIA**



**LOCAL CRAFTS MARKET**



**PUBLIC ART**



**STREET ART**

PUBLIC ART POTENTIAL



MURALS



FRESCOS



SCULPTURES



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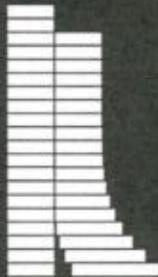


NEIGHBORHOOD RETAIL OPENING TO STREET

PUBLIC REALM, ACCESS & ACTIVITY







  
TISHMAN SPEYER

**BIG**

 **adamson**  
ARCHITECTS | INTERIORS

Received at CPC Hearing 5/23/19  
*M. Small*

# Key Site Context



## CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

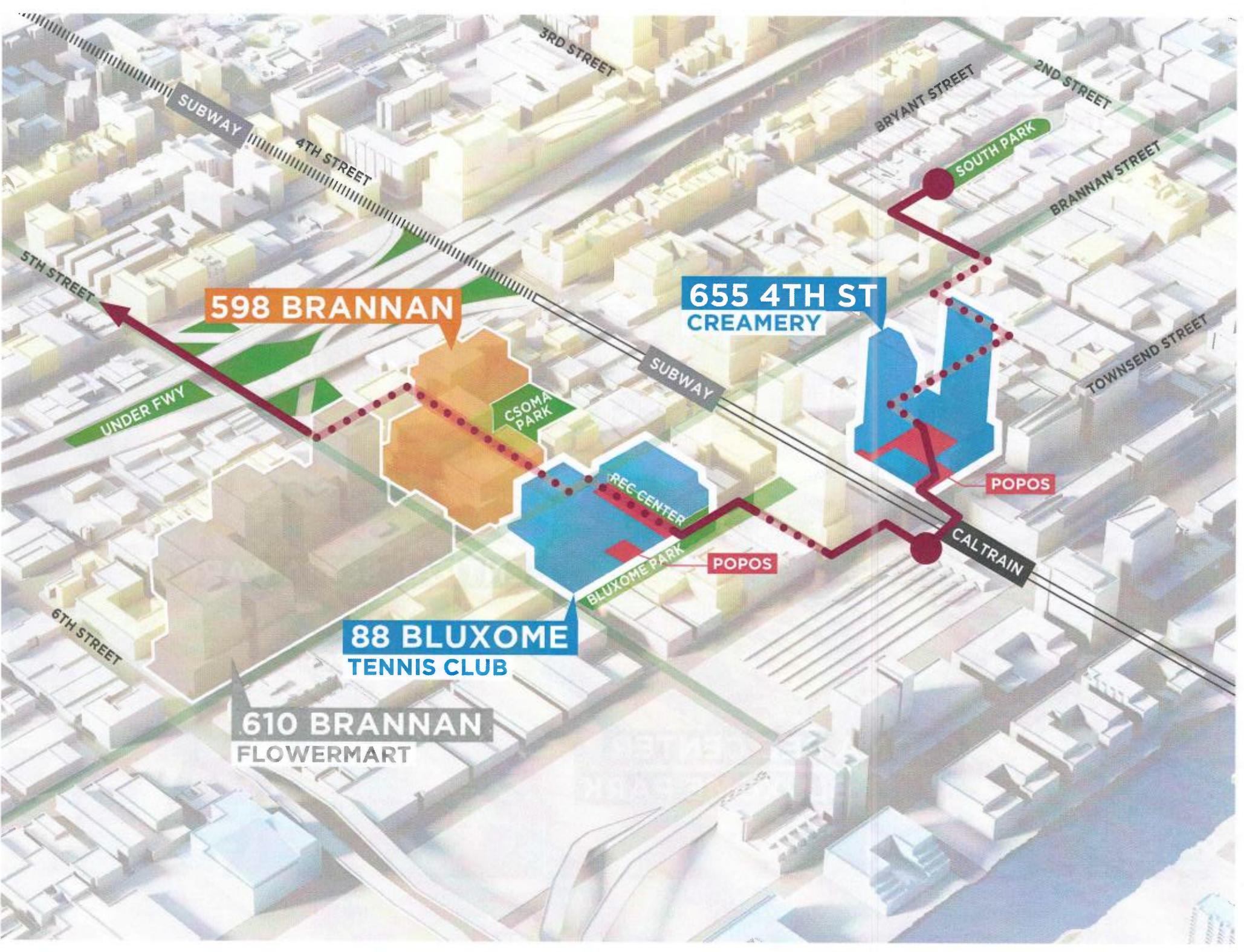


**CENTRAL SOMA OPEN SPACE**



**UPCOMING KEY SITES**





**598 BRANNAN**

**655 4TH ST  
CREAMERY**

**88 BLUXOME  
TENNIS CLUB**

**610 BRANNAN  
FLOWERMART**

SUBWAY

SUBWAY

SOUTH PARK

CSOMA PARK

REC CENTER

BLUXOME PARK

POPOS

POPOS

CALTRAIN

5TH STREET

4TH STREET

3RD STREET

BRYANT STREET

2ND STREET

BRANNAN STREET

TOWNSEND STREET

UNDER FWY

6TH STREET

Please add your name and name of the business, contact, unit number, and approx how many clients you are providing services for (for statistics)

- 1.) CK Blackmore, MFT, Ph.D., #257, [ck.psychotherapy@gmail.com](mailto:ck.psychotherapy@gmail.com), Serving approx 45-50 clients per week.
- 2.) Syd McClune, AMFT, MA #349 [syd@liberationinstitute.org](mailto:syd@liberationinstitute.org) serving approx 20 clients a week. Working in management with Liberation Institute
- 3.) Karen Wolfe, LMFT. Karen Wolfe Therapy and SF Bay Play Therapy. [karenwolfetherapy@gmail.com](mailto:karenwolfetherapy@gmail.com), 415-420-9459, units 255 and 456. Serving approx 45 clients/week and mentoring 2 clinicians in training
- 4.) Kari Sandell, AMFT, APCC, #543, [karisandelltherapy@gmail.com](mailto:karisandelltherapy@gmail.com), 415-252-4894, serving approx 24 clients a week
- 5.) Penny Fellbrich, MFT, [Penny@PennyFellbrich.com](mailto:Penny@PennyFellbrich.com) 415 967 3669 Serving approximately 20 clients per week (with an active roster of approx 26 clients) and mentoring 1 clinician in training (and supervising/mentoring clinicians in training at the grassroots, very low fee community mental health clinic, The Liberation Institute, which serves approximately 500 low fee clients per week)
- 6.) Vera Fleischer, MFT, #305, [verafleischer@gmail.com](mailto:verafleischer@gmail.com), 415-846-4482, Serving approximately 20 clients per week with an active roster of over 30.
- 7.) Christopher Bernschein, AMFT, APCC and Fiona Walsh, AMFT, #444, [www.bagisf.org](http://www.bagisf.org) 415-610-7172 serving 15-20 clients per week.
- 8.) Lily Sloane, MFT, #501, [lilysloane@gmail.com](mailto:lilysloane@gmail.com), 415-534-5191, serving approximately 8 clients per week
- 9.) Judy Siff, MFT, #507, [jsiff@sbcglobal.net](mailto:jsiff@sbcglobal.net), 415 290-8945, serving approximately 20 clients per week, active roster approximately 25.
- 10.) Corrie Varga, MFT #304, [corrievarga@gmail.com](mailto:corrievarga@gmail.com), 415-662-3342, serving 9 clients per week, with an AMFT subletter working through Center for Mindful Psychotherapy who sees another 10 clients per week
- 11.) Lori Fink, MFT #559, [lorifinkpsychotherapy@gmail.com](mailto:lorifinkpsychotherapy@gmail.com), 415-966-9192, serving 14 clients per week with an active roster of 19.
- 12.) Catherine Rose, Ph.D, PSY, [cathrose@mac.com](mailto:cathrose@mac.com) 415-505-2917, serving approx. 15 clients per week with an active roster of 20.
- 13.) Kat Chen, LCSW, Private Practice, #303, [katchenlcsw@gmail.com](mailto:katchenlcsw@gmail.com), 415-297-1232, serving about 12 clients per week, roster of 20.
- 14.) Julio Lagos, LCSW. Julio Lagos Therapy and UniHealth Counseling & Psychology. [Julio@JulioLagosTherapy.com](mailto:Julio@JulioLagosTherapy.com) 415-562-4156 and 415-562-6056 x Brenda. units 350 and 422. Serving approx. 90-100 clients per week and mentoring three future mental health practitioners.
- 15.) James LaCroce, Ph.D. Licensed Psychologist. Unit 301. 415-794-0343 [jameslacroce.com](http://jameslacroce.com), [lacroce@gmail.com](mailto:lacroce@gmail.com) serving 24 - 30 hrs of assessment and therapy weekly.

16. Sonia Bello, MFT. Unit 354. 415-347-3404. [soniabello19@gmail.com](mailto:soniabello19@gmail.com) serving 12-14 clients per week.

Totals for the meeting: of the 11 practitioners signed up and the Liberation Insititute we rent approx 21 units in this building and provide mental health services to approx 750 clients per week. Over 500 are low fee clients.