

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

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



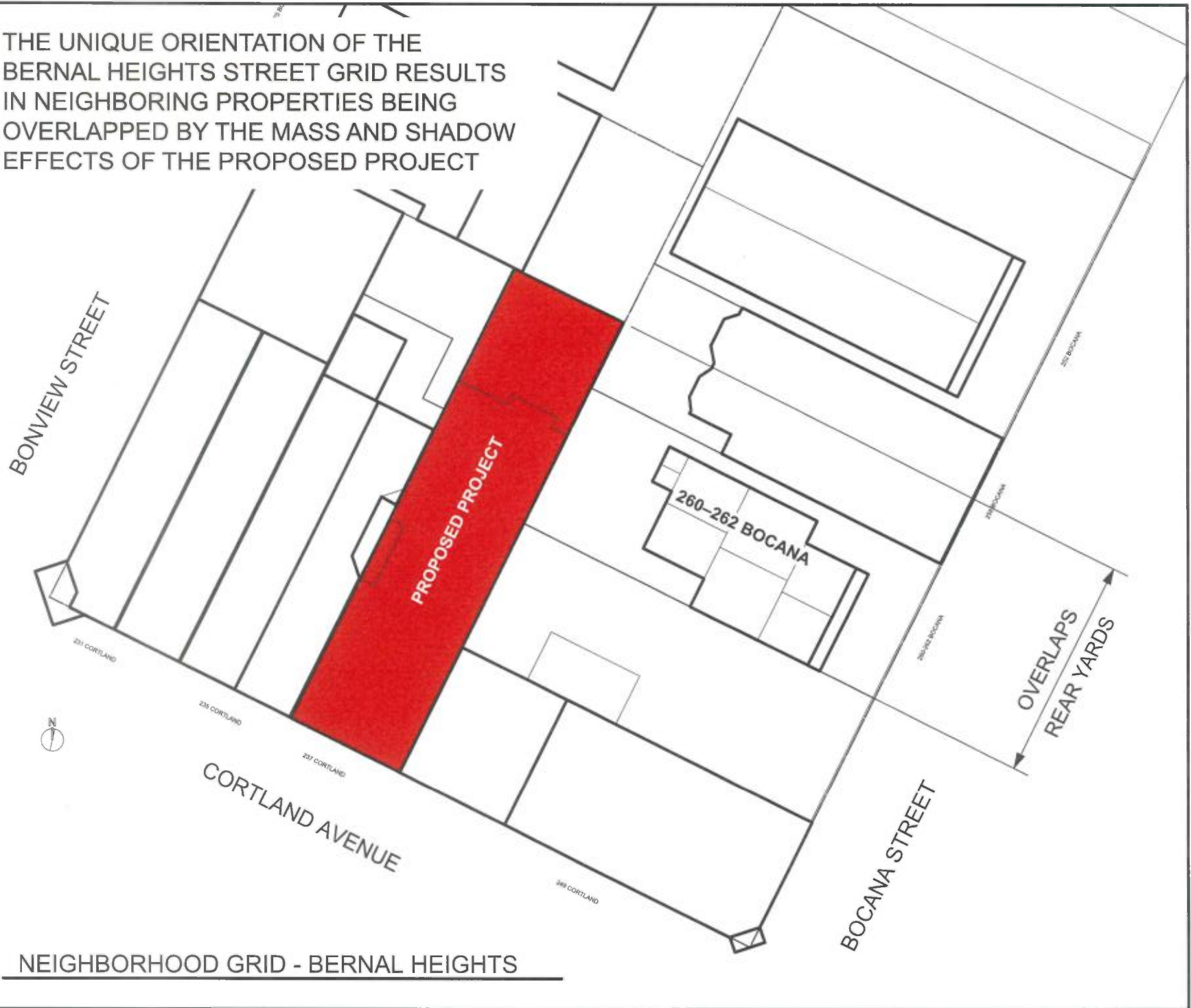
THE CORTLAND AVENUE SMALL-SCALE NEIGHBORHOOD USE DISTRICT IS PRIMARILY TWO STORIES IN HEIGHT, WITH A LIMITED NUMBER OF THREE STORY BUILDINGS.

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

249 CORTLAND

PROPOSED PROJECT
4 STORY MASS

2ND FLOOR
DECK

260-262 BOCANA

259-263 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)



MAR / SEPT 20 – 4:50 PM
(SUNSET 7:11 PM)

EXISTING
SHADOW AT YARD

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.



MAR / SEPT 20 – 5:25 PM
(SUNSET 7:11 PM)

EXISTING
SHADOW AT REAR
WINDOWS

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

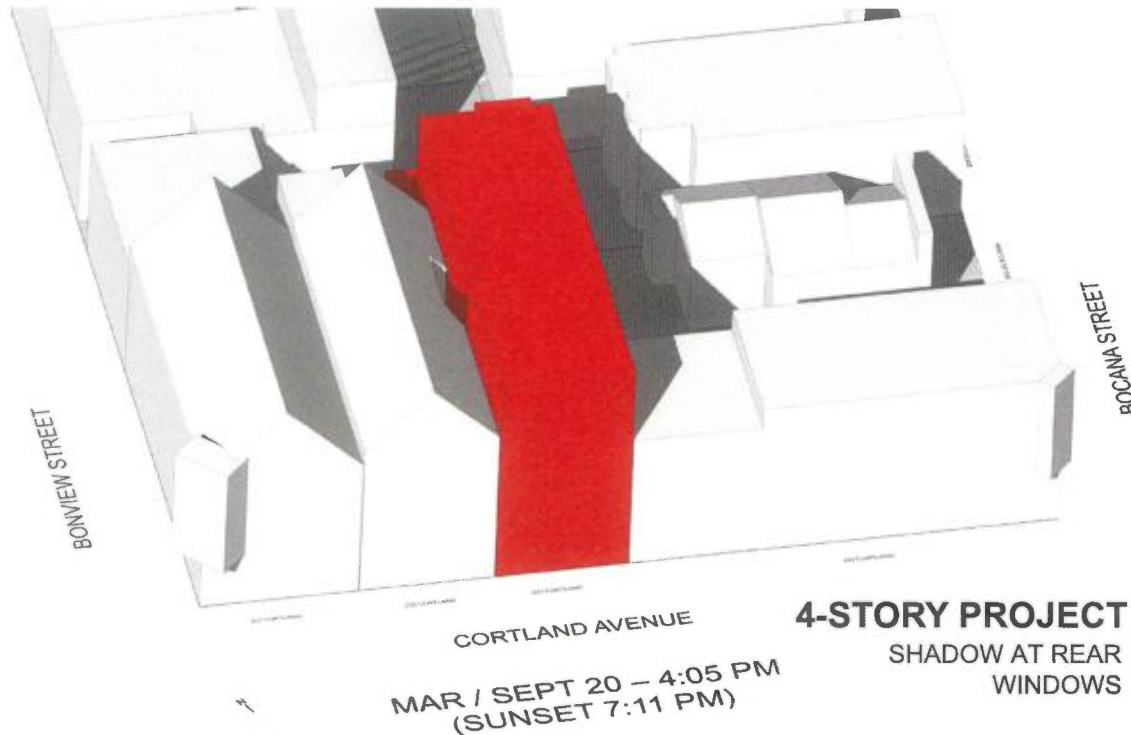
– YARD – 3:35 PM

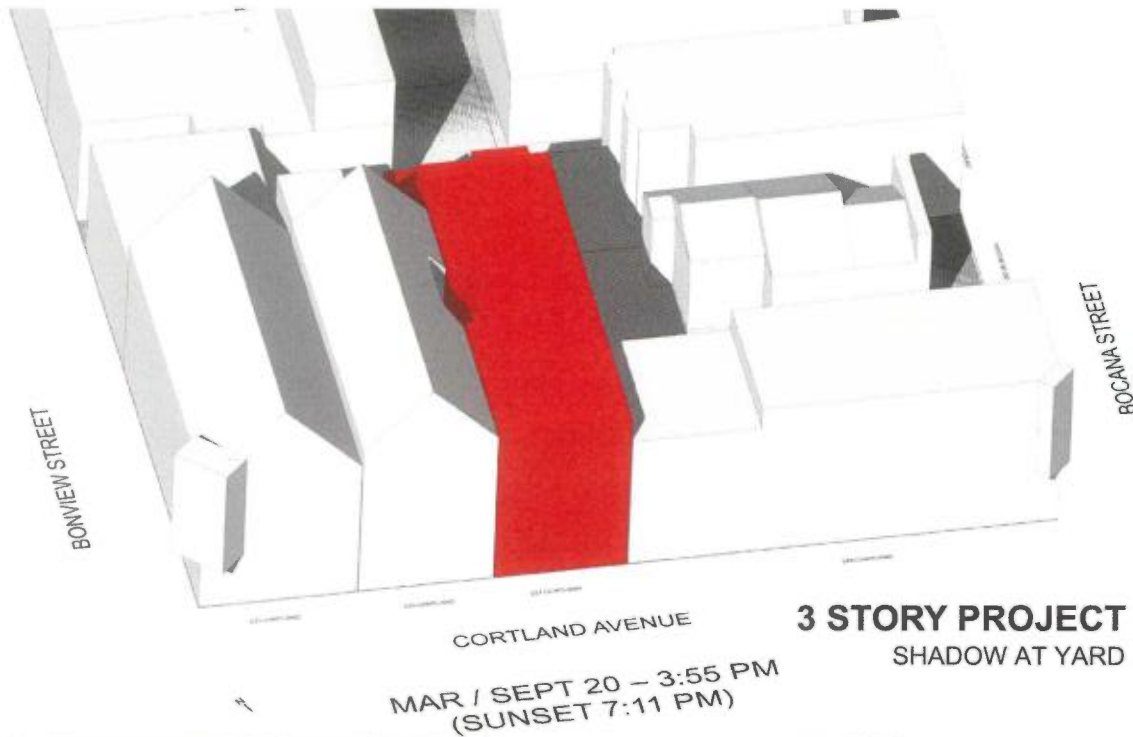
– REAR WINDOWS OF DWELLING – 4:05 PM
(EQUINOX).



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

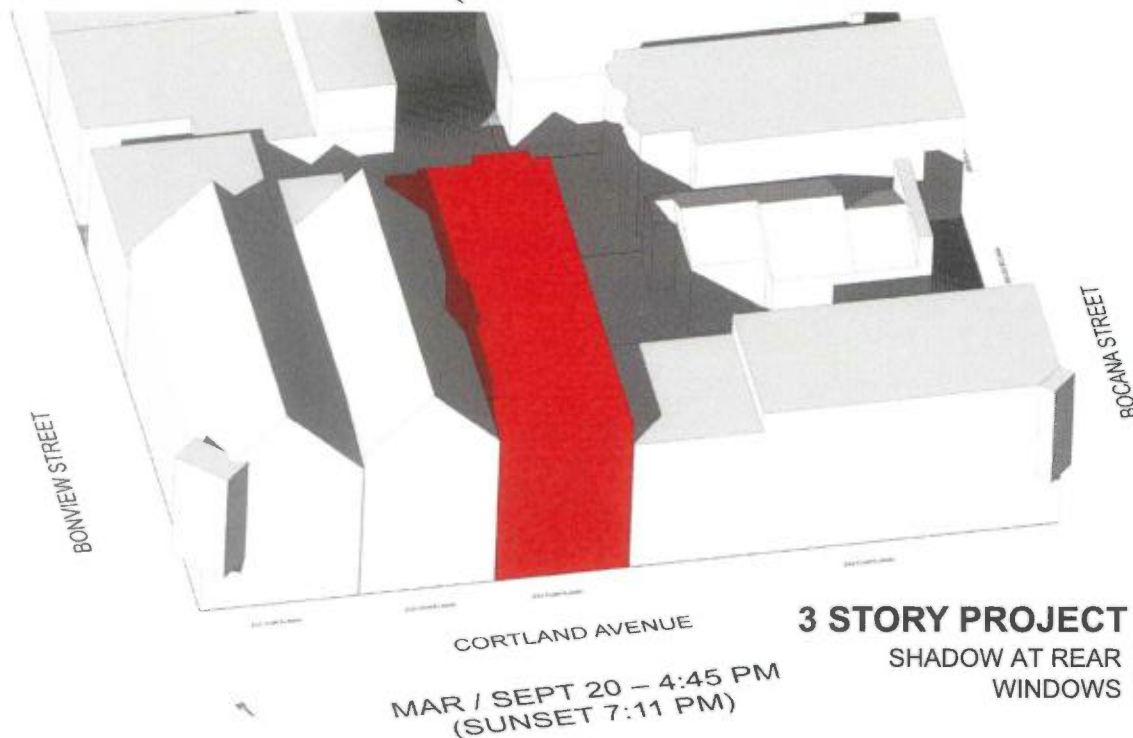
THE PROPOSED 4-STORY BUILDING
REDUCES SUNLIGHT TO THE
DWELLINGS BY 1 HOUR 20 MINUTES
PER DAY AT THE EQUINOX.





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**



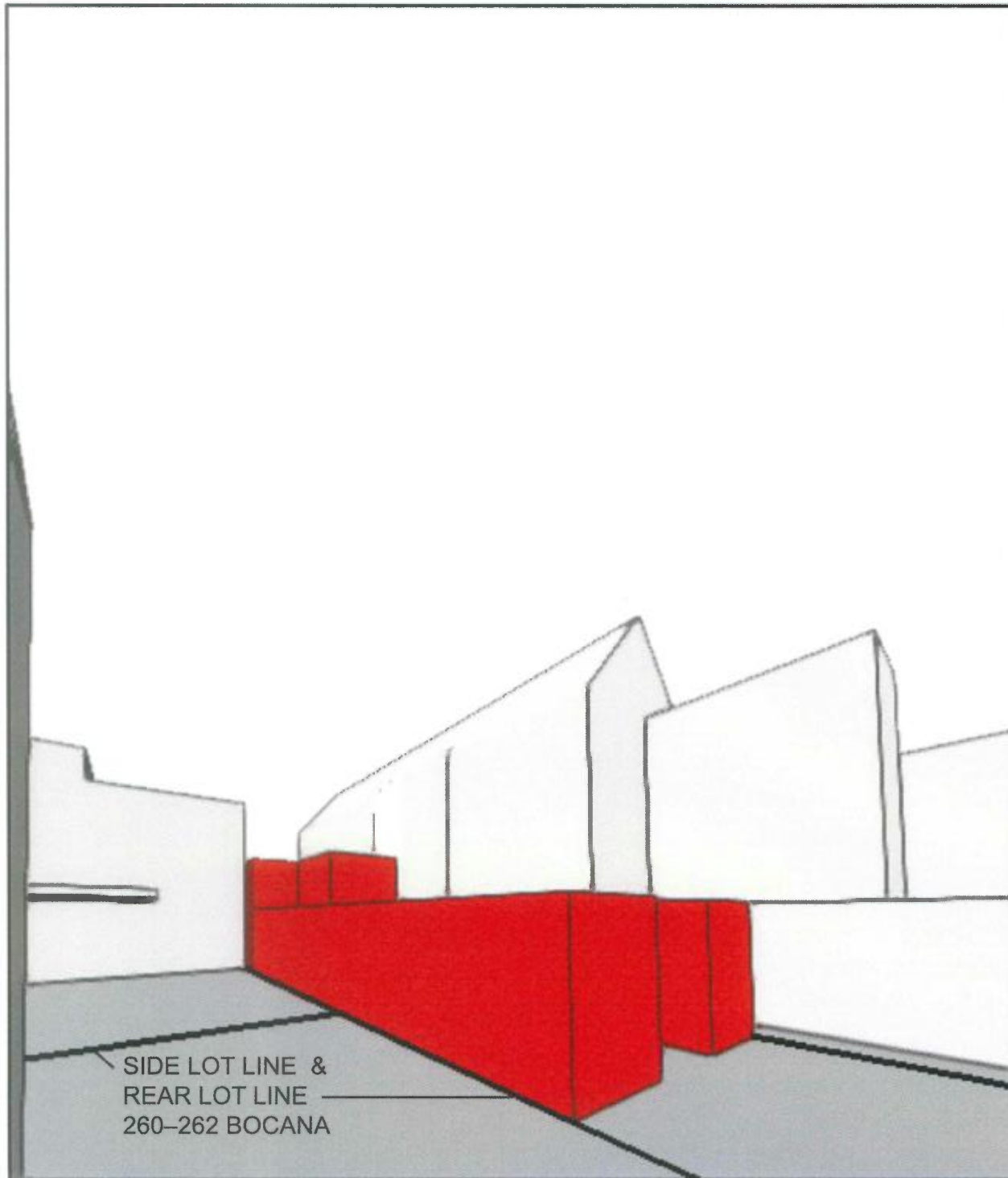
A 3-STORY PROJECT WOULD
 REDUCE SUNLIGHT TO THE
 DWELLINGS BY 40 MINUTES PER
 DAY AT THE EQUINOX.

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

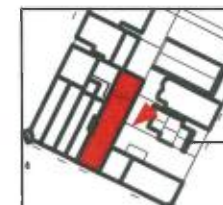
EXISTING OUTDOOR SPACE

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

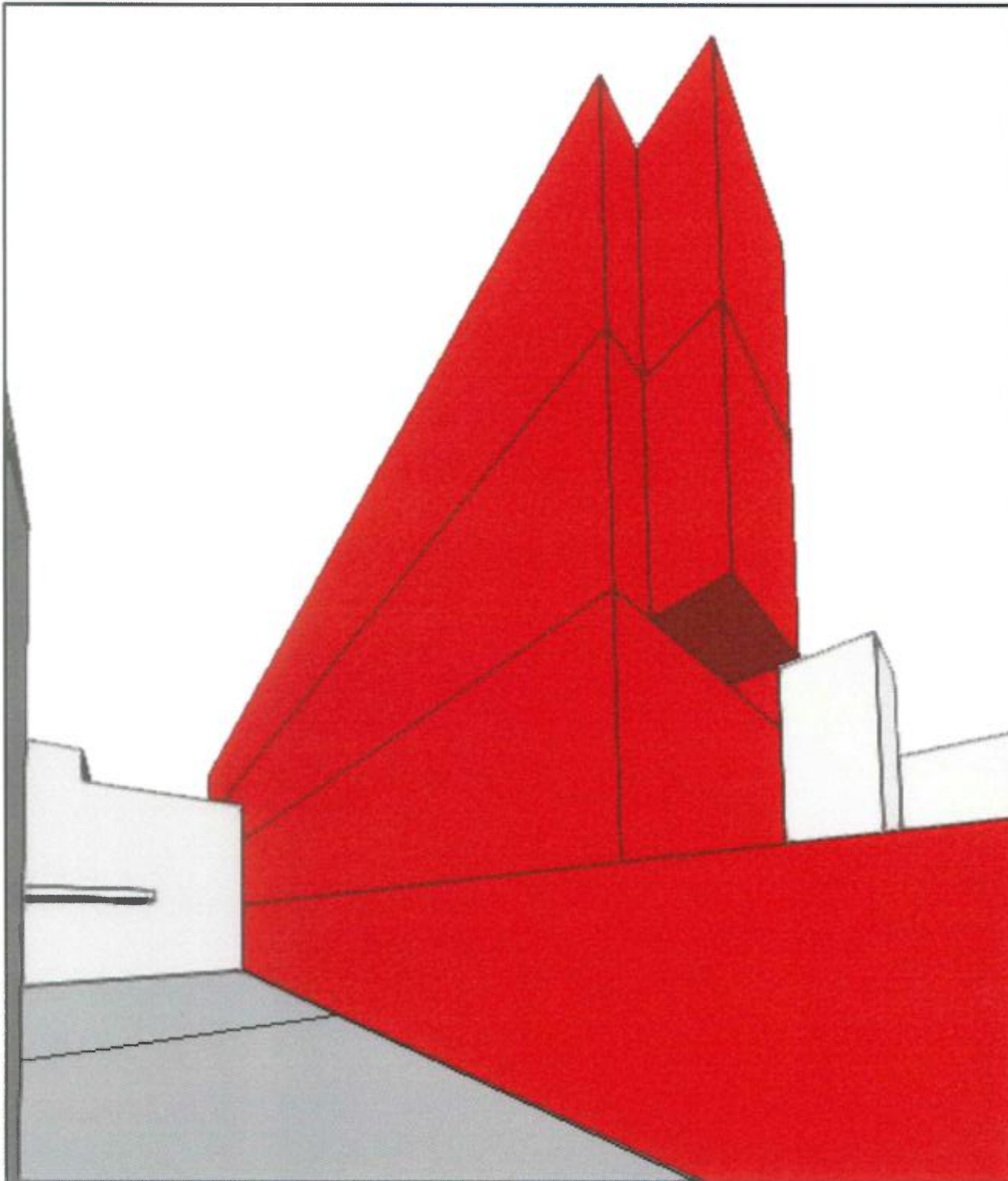
IMPACT ON 260–262 BOCANA

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

THE 4 STORY MASS BLOCKS NEARLY $\frac{3}{4}$ 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

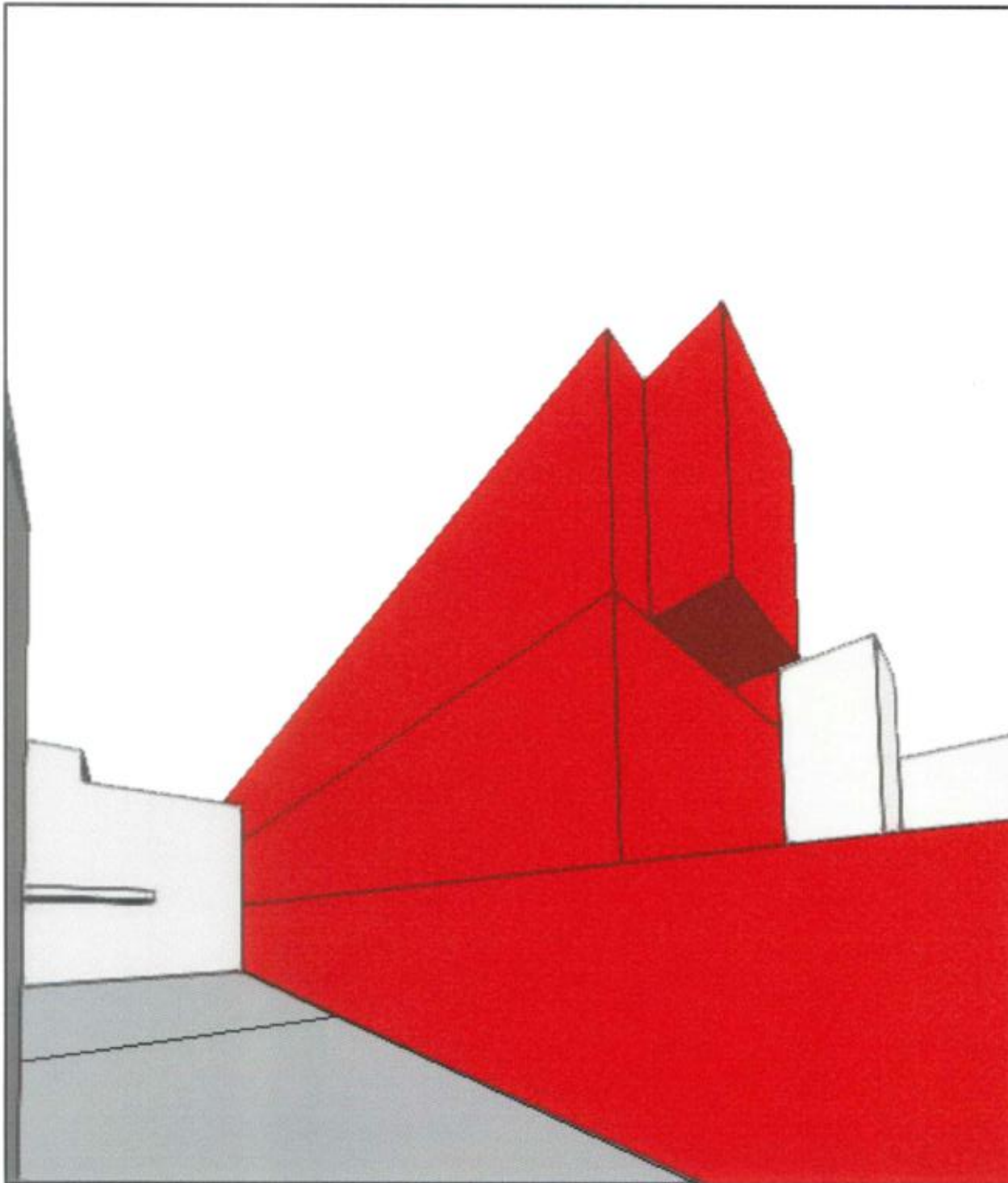


260-262 BOCANA

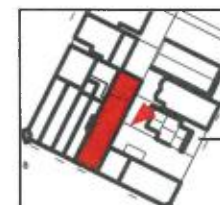
OUTDOOR SPACE 3 STORY PROJECT

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

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

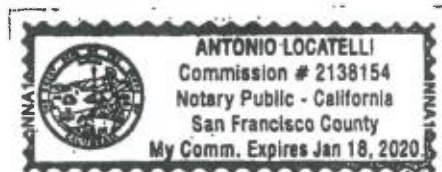
On APRIL 01, 2019 before me, ANTONIO LOCATELLI,
Notary Public, personally appeared SANG IK LEE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their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



5/23/19

Horn, Jeffrey (CPC)

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



BIG



AERIAL VIEW TOWARDS BAY



Transamerica Pyramid
2/10/10

CONTEXT PLAN



PROJECT SITE

TRANSIT

- CAL TRAIN STATION
- NEW CENTRAL SUBWAY STOP

NEIGHBORHOOD

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

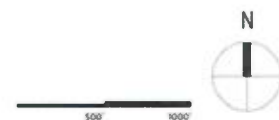
SCHOOLS

- 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



TSPC - THE CREAMERY @ 4TH & TOWNSEND SF SOMA

SITE PLAN

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

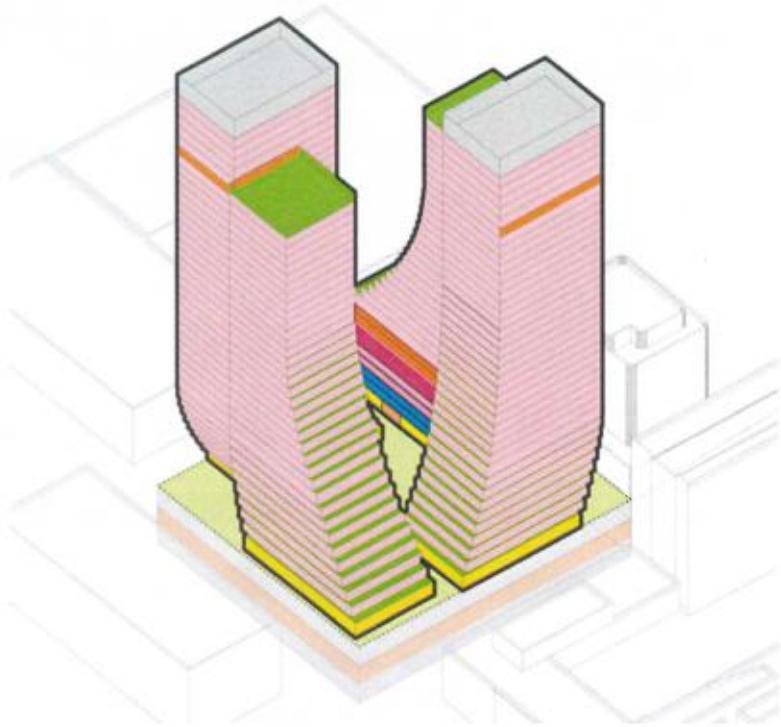


CAL TRAIN STATION

TSPC - THE CREAMERY @ 4TH & TOWNSEND SF SOMA

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

4TH STREET



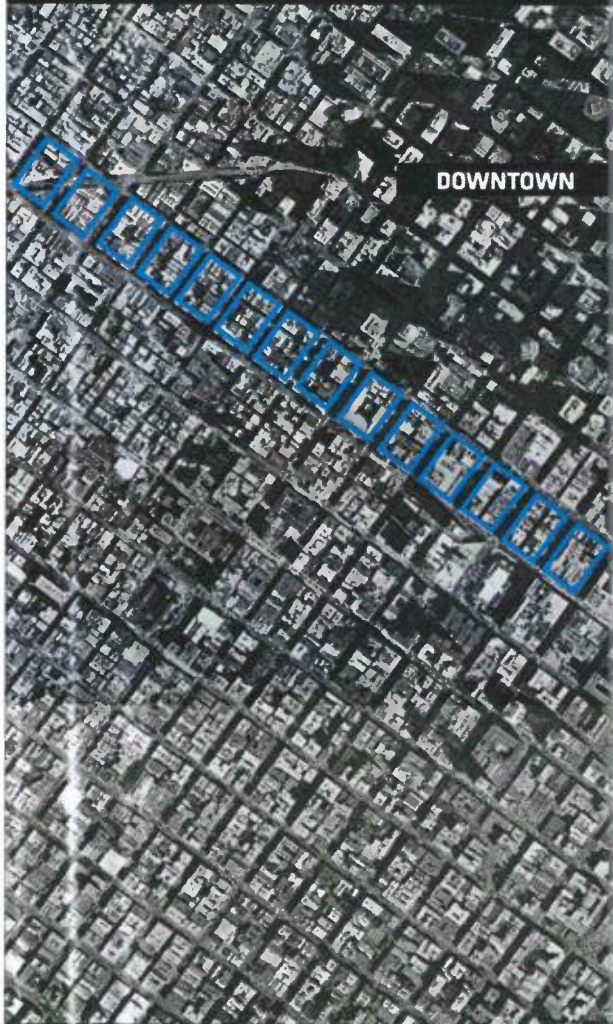
URBAN CONTEXT



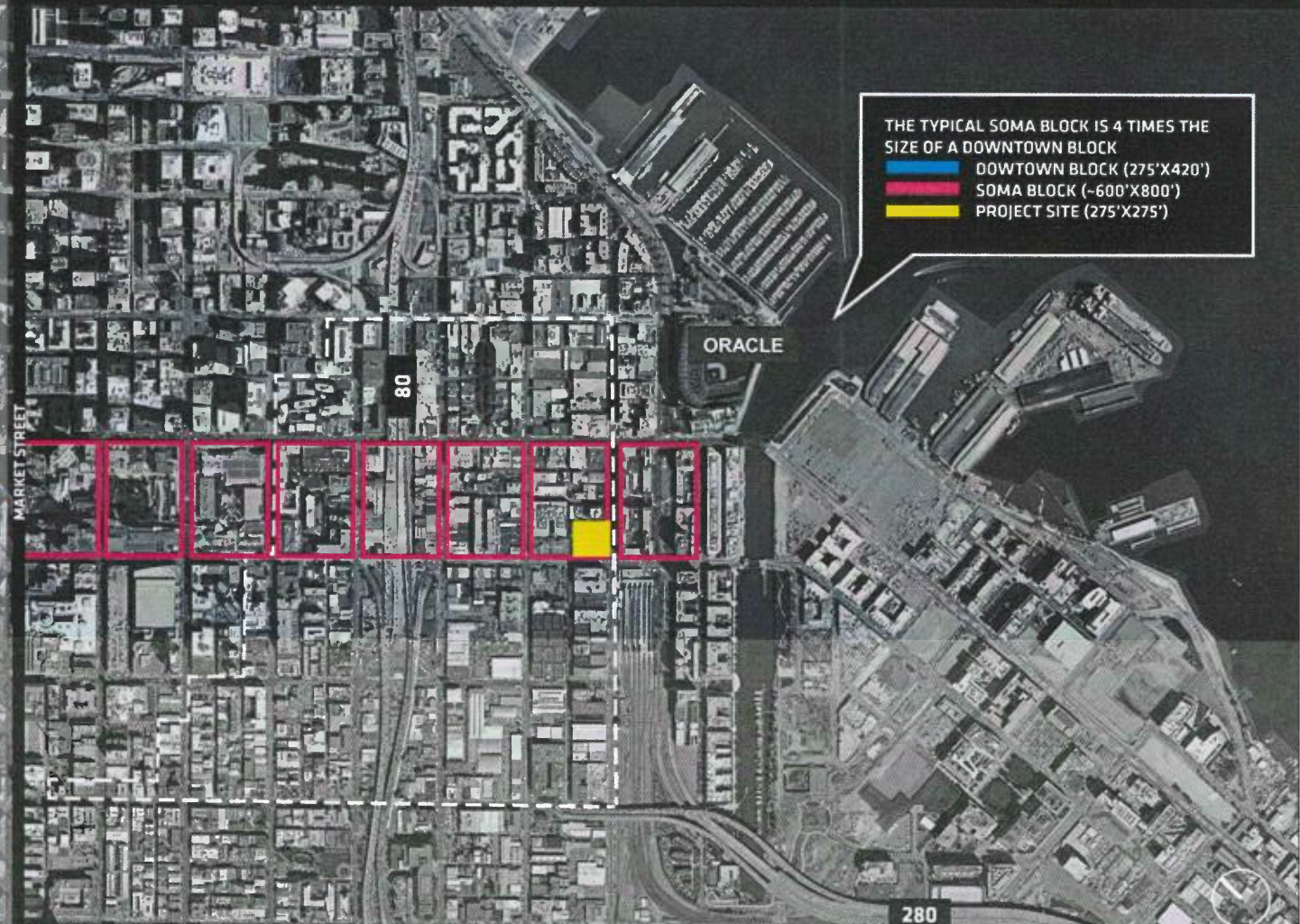
CENTRAL SOMA

4TH & TOWNSEND, SF, 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

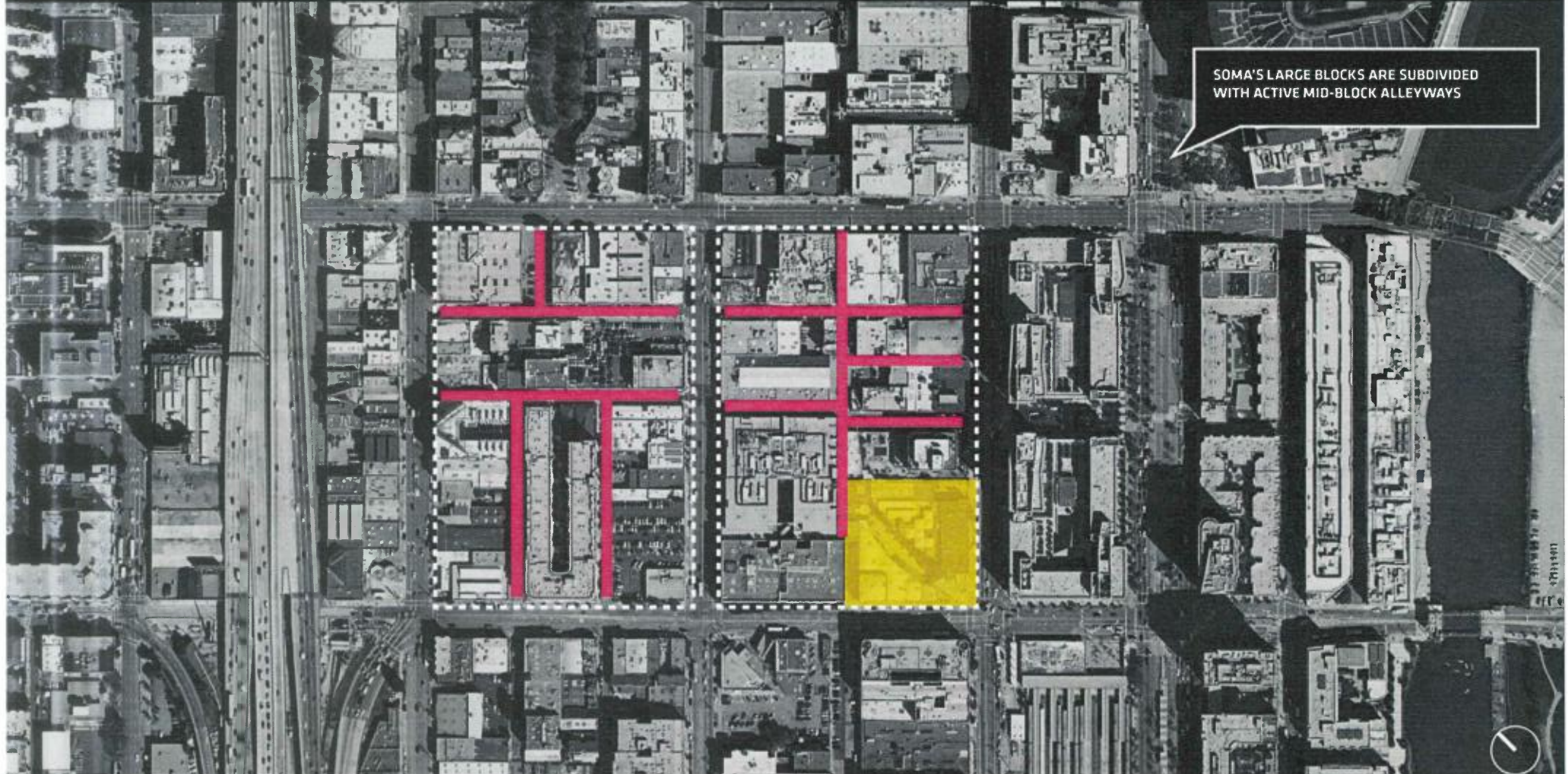
80

280

SF DOWNTOWN VS. SOMA BLOCKS

4TH & TOWNSEND, SF, SOMA

URBAN CONTEXT

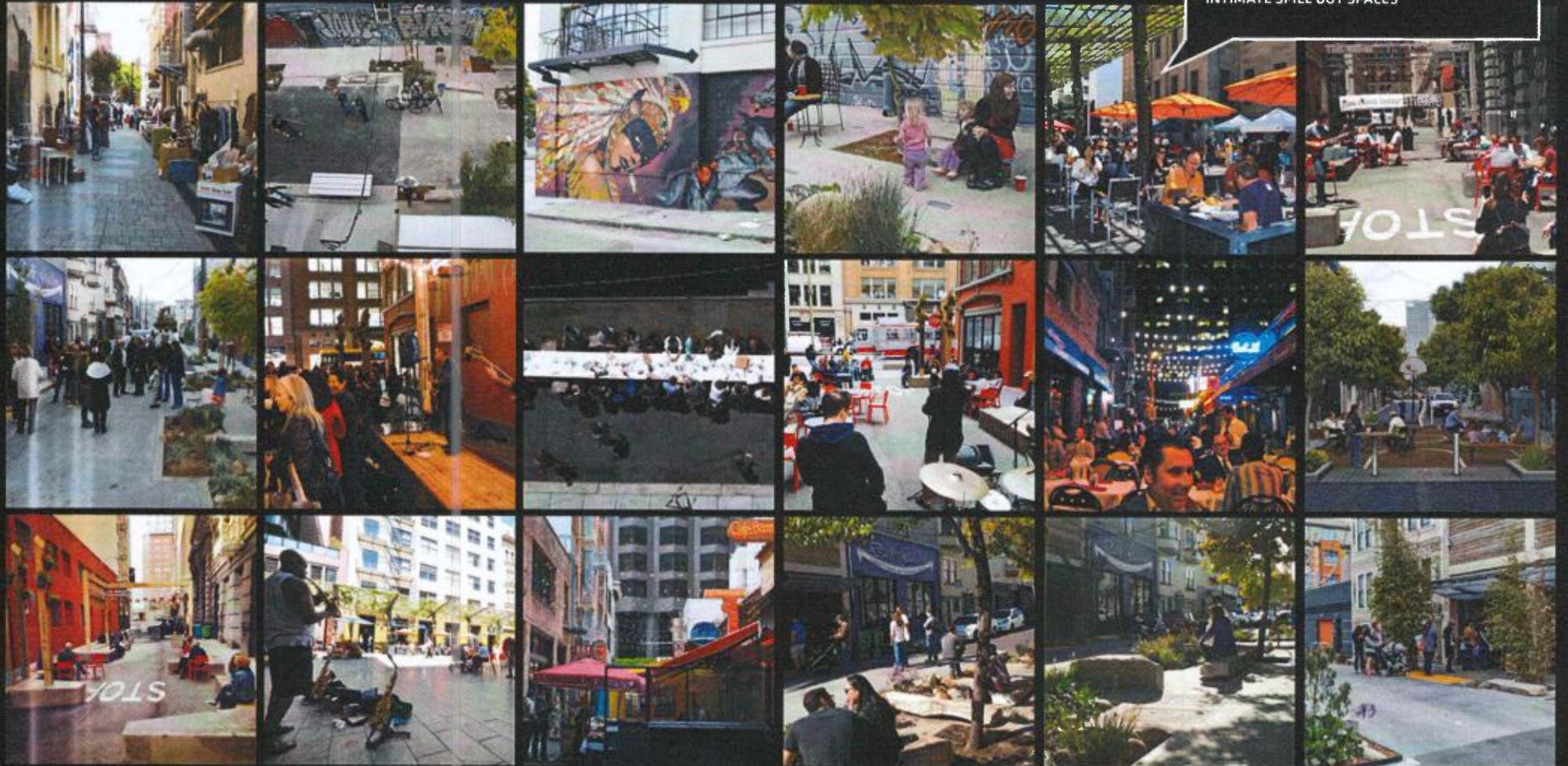


SOMA'S LARGE BLOCKS ARE SUBDIVIDED
WITH ACTIVE MID-BLOCK ALLEYWAYS

MID BLOCK CONNECTIONS

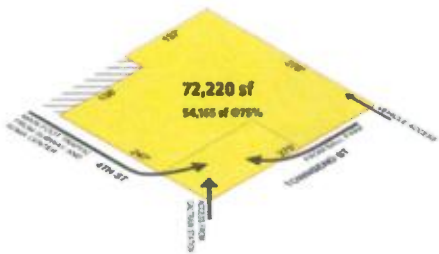
4TH & TOWNSEND, SF - SOMA

URBAN CONTEXT

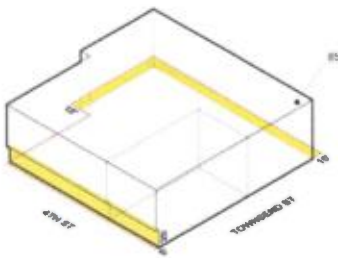


ACTIVE ALLEYWAYS

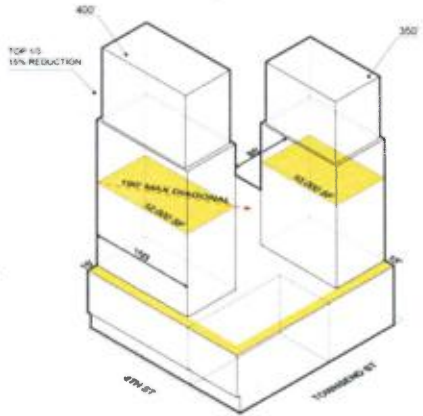
URBAN CONTEXT



SITE



PODIUM SETBACKS

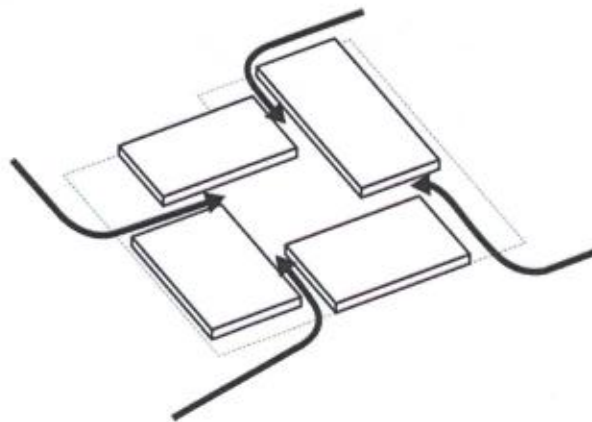


TYPICAL TOWER BULK

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

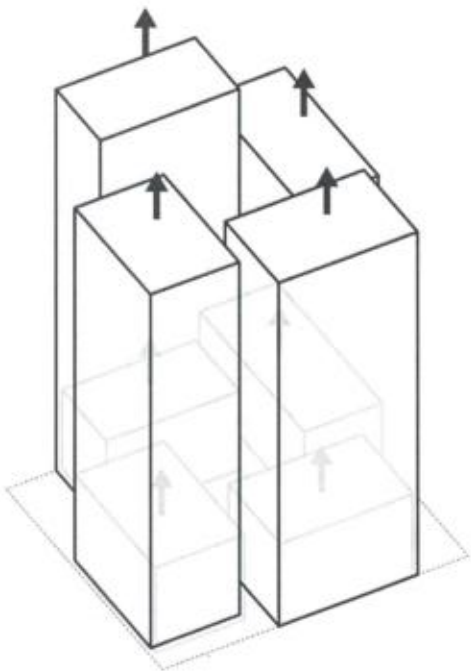
THE DESIGN AIMS AT FLIPPING THIS, BY CREATING A HIGHLY POROUS, ACTIVE & ARCHITECTURALLY DYNAMIC GROUND PLANE

CONCEPT



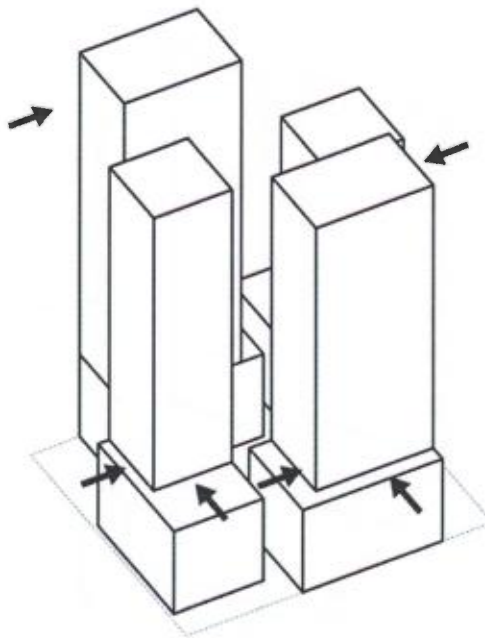
MAXIMUM PUBLIC ACCESS

CONCEPT



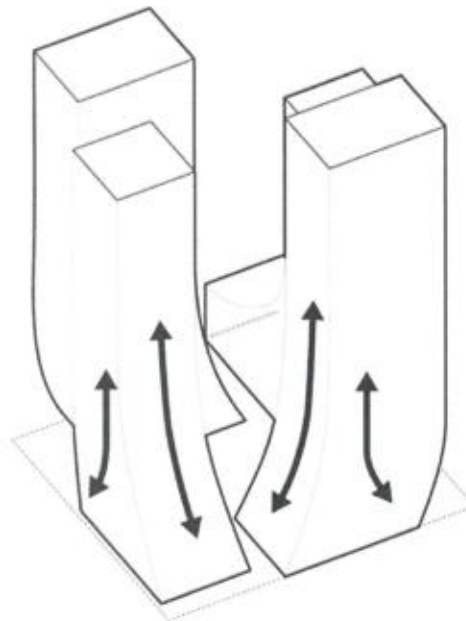
PODIUM TO TOWERS

CONCEPT



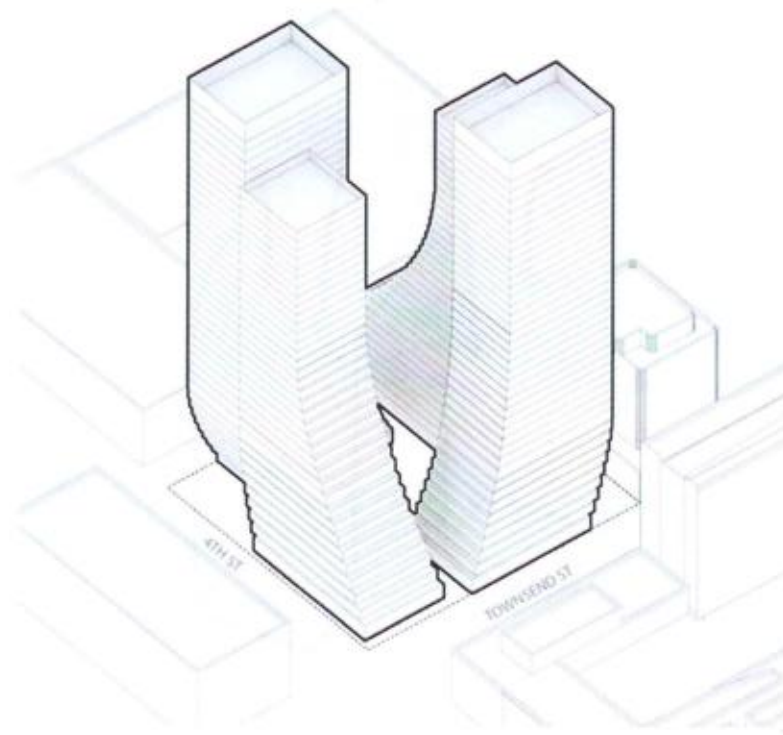
SETBACKS

CONCEPT



ARCHITECTURAL BLEND

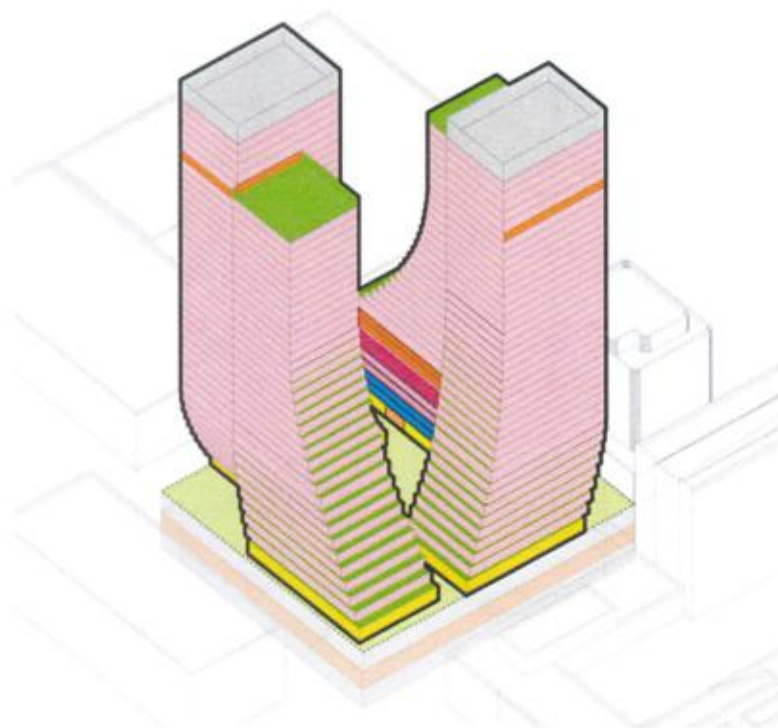
CONCEPT



SIMPLE & DYNAMIC

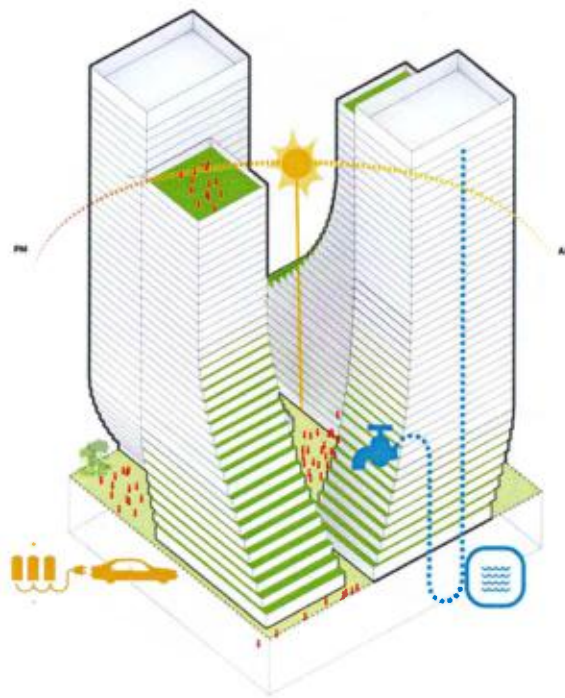
CONCEPT

- 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

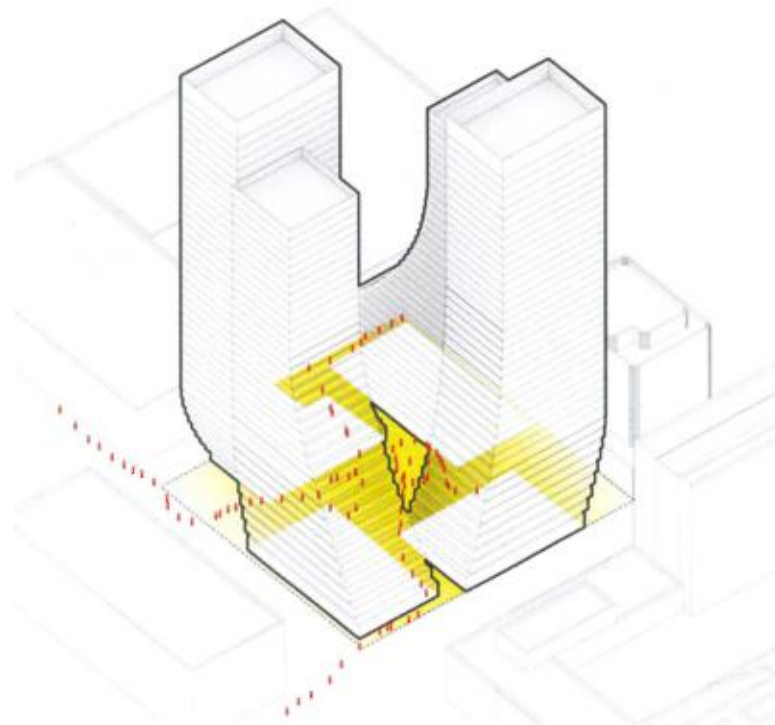


GREY WATER RE-USAGE



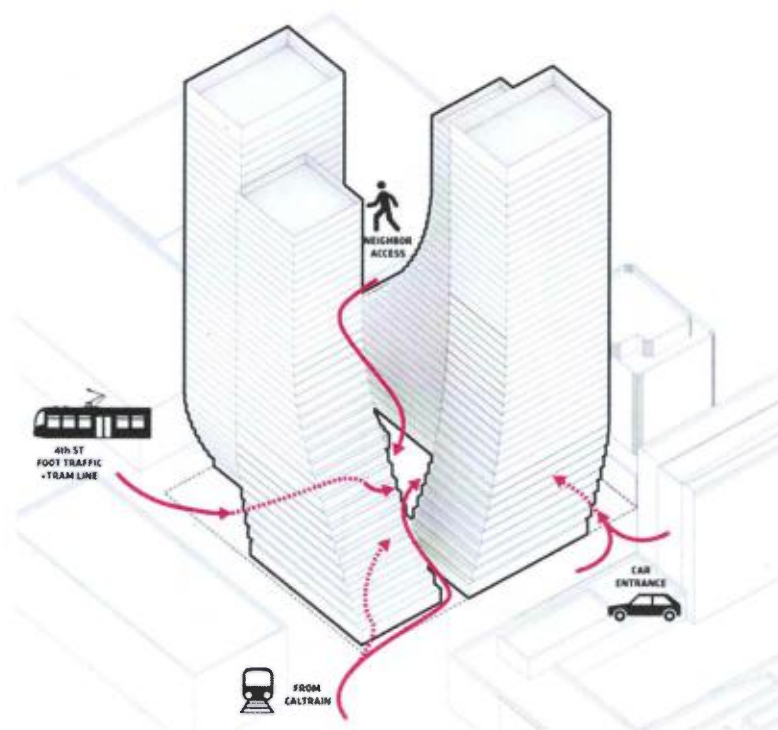
ENERGY REDUCTION

CONCEPT



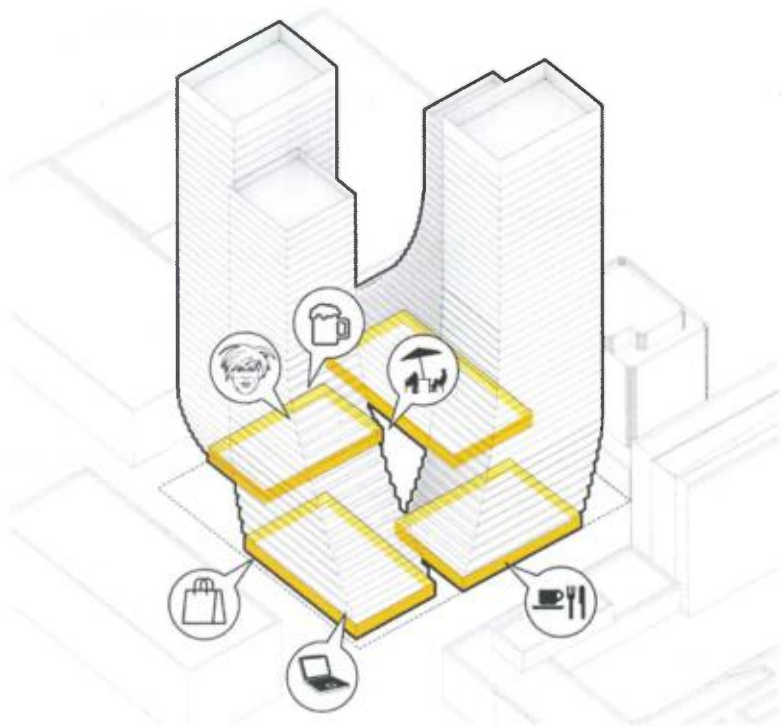
THE SITE AS A PUBLIC PLAZA

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

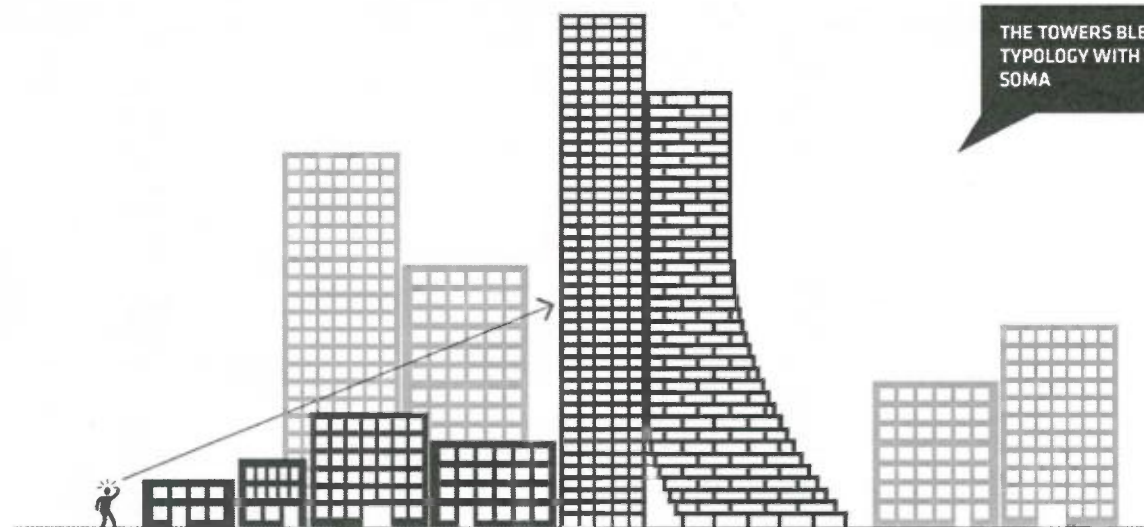
TIE INTO SF'S TIMELESS SKYLINE
AVOIDING THE GLASS TOWER TREND OF
RECENT YEARS IN DOWNTOWN



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



FACADE & SKYLINE

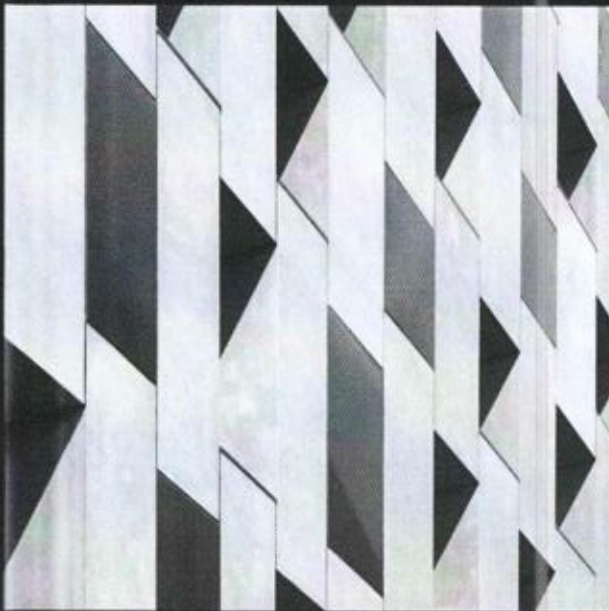


THE TOWERS BLEND THE WAREHOUSE
TYPOLOGY WITH THE FUTURE HEIGHTS OF
SOMA

MERGE OF CLASSIC SF TOWER & SOMA WAREHOUSE

FACADE & SKYLINE

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



DEPTH



TEXTURE



TONE & HUE

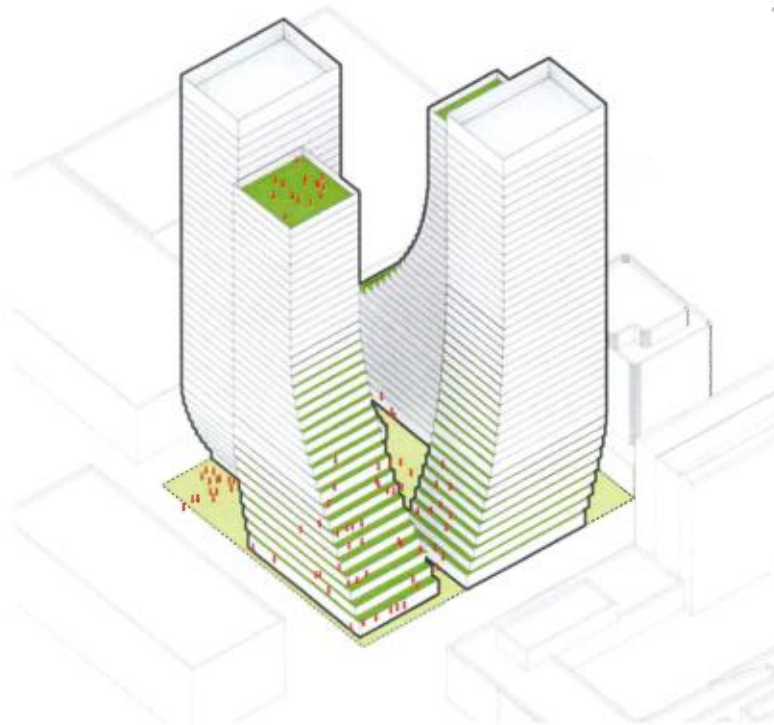
MATERIALITY
DEPTH, TEXTURE, TONE & HUE





OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY

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



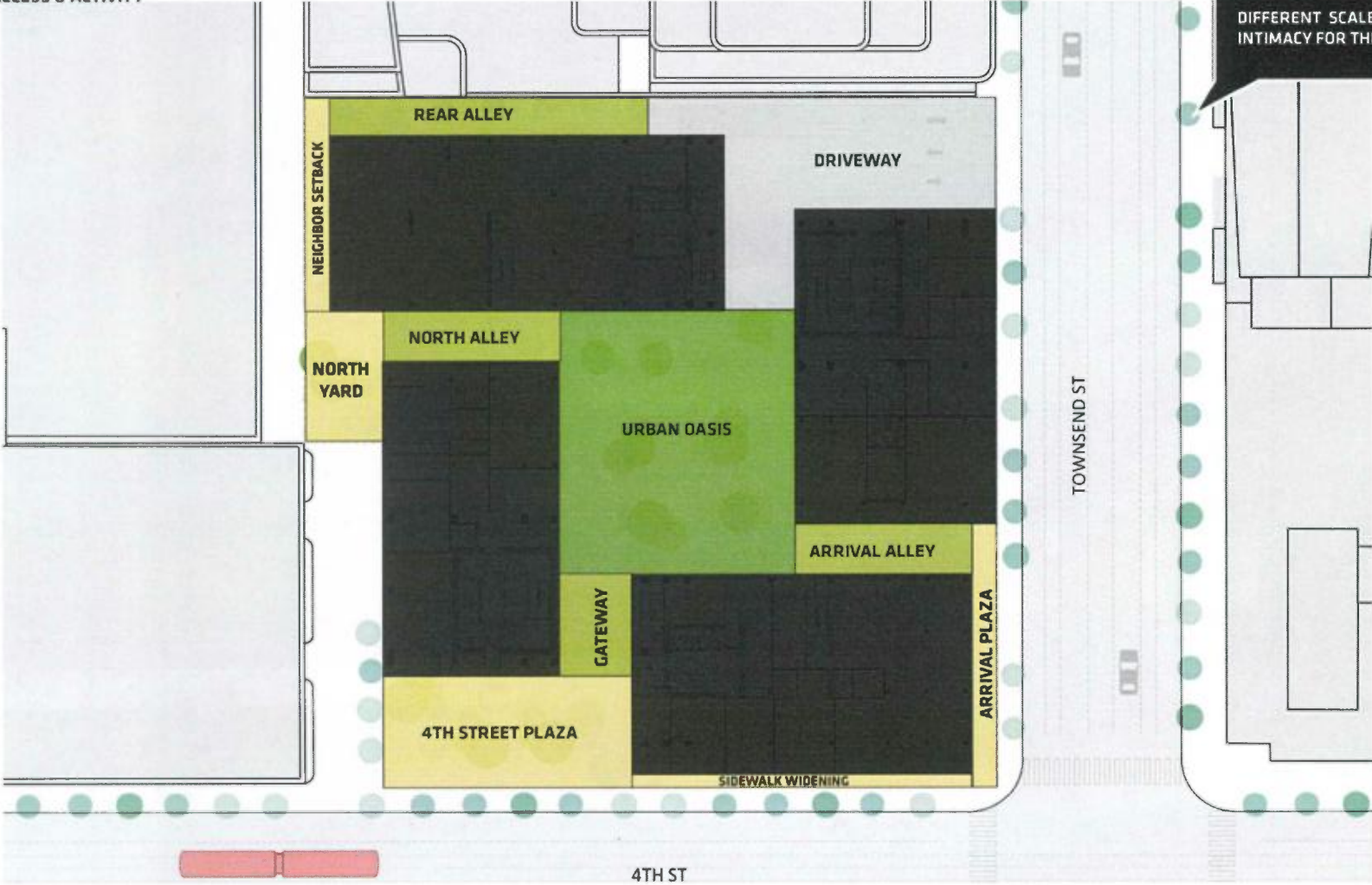
OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



- 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



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



PUBLIC REALM, ACCESS & ACTIVITY

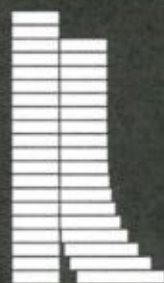


NEIGHBORHOOD RETAIL OPENING TO STREET

PUBLIC REALM, ACCESS & ACTIVITY








TISHMAN SPEYER

BIG

 **adamson**
ARCHITECTS | INTERIORS

4TH & TOWNSEND, SF, SOMA

Key Site Context



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

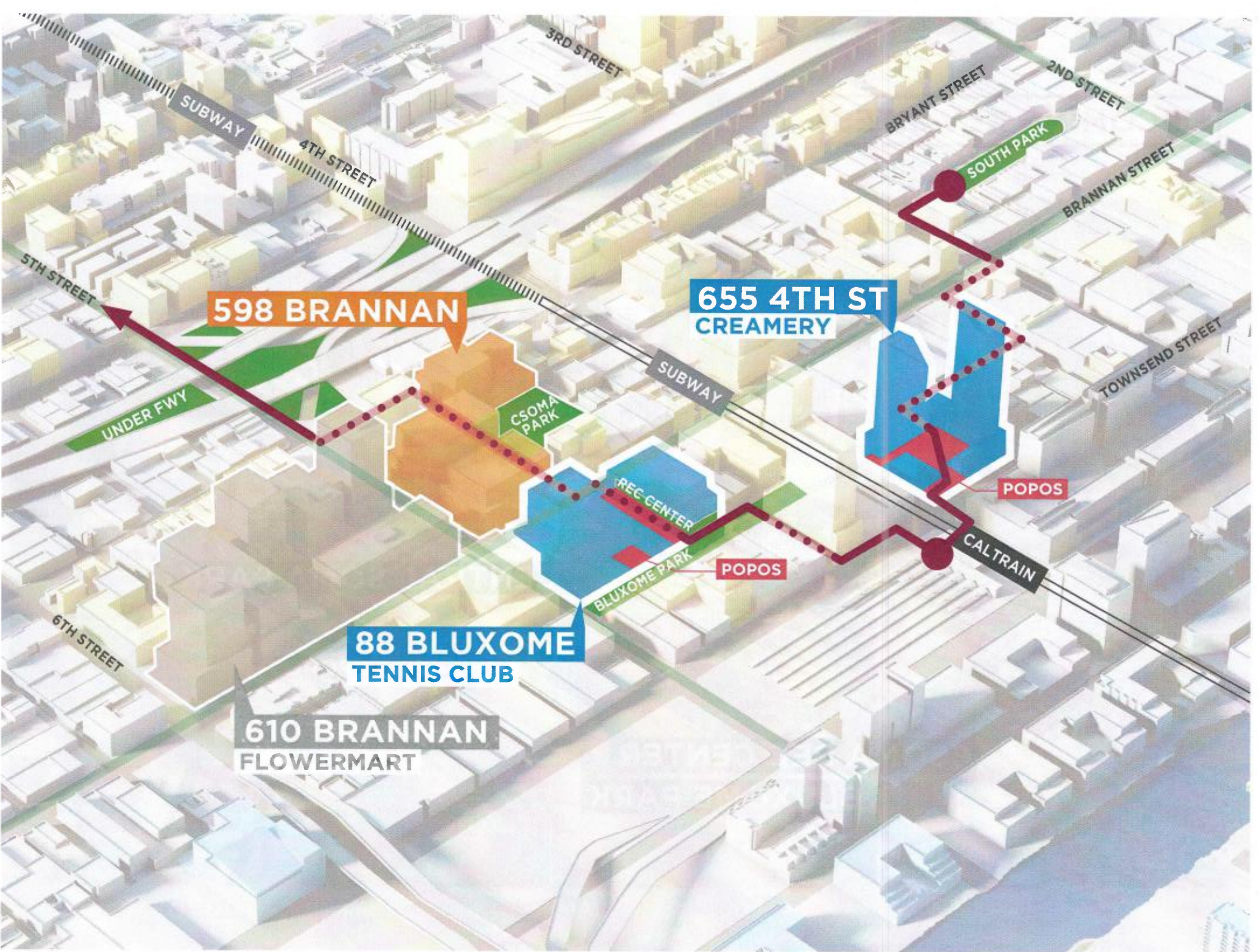


CENTRAL SOMA OPEN SPACE



UPCOMING KEY SITES





598 BRANNAN

**655 4TH ST
CREAMERY**

**88 BLUXOME
TENNIS CLUB**

**610 BRANNAN
FLOWERMART**

POPOS

POPOS

SUBWAY

SUBWAY

SOUTH PARK

CSOMA PARK

REC CENTER

BLUXOME PARK

CALTRAIN

3RD STREET

4TH STREET

5TH STREET

UNDER FWY

6TH STREET

BRYANT STREET

2ND STREET

BRANNAN STREET

TOWNSEND 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, Serving approx 45-50 clients per week.
- 2.) Syd McClune, AMFT, MA #349 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, 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, 415-252-4894, serving approx 24 clients a week
- 5.) Penny Fellbrich, MFT, 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, 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 415-610-7172 serving 15-20 clients per week.
- 8.) Lily Sloane, MFT, #501, lilysloane@gmail.com, 415-534-5191, serving approximately 8 clients per week
- 9.) Judy Siff, MFT, #507, jsiff@sbcglobal.net, 415 290-8945, serving approximately 20 clients per week, active roster approximately 25.
- 10.) Corrie Varga, MFT #304, 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, 415-966-9192, serving 14 clients per week with an active roster of 19.
- 12.) Catherine Rose, Ph.D, PSY, 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, 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 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, lacroce@gmail.com serving 24 - 30 hrs of assessment and therapy weekly.

16. Sonia Bello, MFT. Unit 354. 415-347-3404. 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.