

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1350 Hayes continuance  
**Date:** Thursday, September 10, 2020 11:05:52 AM

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FYI, our hearing just got significantly shorter.

**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Thursday, September 10, 2020 at 10:10 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, "May, Christopher (CPC)" <christopher.may@sfgov.org>  
**Cc:** Sarah Hoffman <sarah@zfplaw.com>  
**Subject:** FW: 1350 Hayes continuance

Jonas,

At the request of the project sponsor and consent of the DR applicant, please continue this item for 4 weeks.

David Winslow  
Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
49 South Van Ness, Suite 1400 | San Francisco, California, 94103  
T: (628) 652-7335

The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).

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**From:** Mike Baushke <mike@apparatus.com>

**Sent:** Thursday, September 10, 2020 10:08 AM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Re: 1350 Hayes continuance

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Hi Dave -

We'd like to request a continuance for our project at 1350 Hayes for one month.

Thanks.

- Mike  
(on the go)

On Sep 10, 2020, at 10:01 AM, Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)> wrote:

Mike, Could you send me an email requesting the continuance and for how long?

David Winslow  
Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
49 South Van Ness, Suite 1400 | San Francisco, California, 94103  
T: (628) 652-7335

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)  
**Subject:** FW: Tons of Bubbles Closing  
**Date:** Thursday, September 10, 2020 10:54:27 AM

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
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San Francisco, CA 94103  
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**From:** marion mcfarlane <jmbudgie@yahoo.com>  
**Date:** Wednesday, September 9, 2020 at 3:17 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>  
**Subject:** Tons of Bubbles Closing

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

To: Mr. Ionin  
From: James Reese  
Date: September 9<sup>th</sup>, 2020  
Project Address: 2100-2102 [Jones Street/998 Filbert Street](#)

I am writing to express my strong concern about losing Tons of Bubbles. I am one of the many residents in San Francisco that relies on a neighborhood laundromat being close to home. Many renters in this area do not have laundry facilities in their apartments nor in their apartment buildings. It is imperative that we have access to a clean and safe laundry facility within walking distance of our homes in this very hilly area. I have arthritis and I can't walk far. And, that walking distance must take into consideration that some of our citizens are senior citizens, myself included, and carrying a load of laundry.

Tons of Bubbles is the only facility that meets those requirements for me, and many

of my neighbors that I meet there.

I appreciate that property owners should have the opportunity to request review of the zoning of their property, but in this instance I request that [998 Filbert Street](#) remain zoned as commercial space, and I hope Tons of Bubbles remains in business there for the foreseeable future.

Thank you for your attention.

James Reese

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)  
**Subject:** FW: Please Keep our Neighborhood Laundromat!  
**Date:** Thursday, September 10, 2020 10:53:00 AM

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
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**From:** Camilla Betteridge <camillabetteridge@gmail.com>  
**Date:** Wednesday, September 9, 2020 at 8:10 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Please Keep our Neighborhood Laundromat!

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

Dear Mr. Ionin,

Please allow Tons Of Bubbles Laundromat at 998 Filbert St to remain in business! I've been living in this neighborhood for 15 years and need this business! It's always clean and tidy and well cared for and the attendants are very nice. There are no other laundromats nearby and as a mom with a lease that specifically does not allow us to put in a washing machine or dryer I'm pleading!!

Thank you!!

Camilla Betteridge

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)  
**Subject:** FW: URGENT: Save Tons of Bubbles - Public Hearing Thurs 9/9 at 1pm  
**Date:** Thursday, September 10, 2020 10:52:44 AM

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FYI

**Jonas P. Ionin,**  
**Director of Commission Affairs**

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**From:** "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>  
**Date:** Thursday, September 10, 2020 at 12:03 AM  
**To:** "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>  
**Cc:** "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Souza, Sarah (BOS)" <sarah.s.souza@sfgov.org>  
**Subject:** URGENT: Save Tons of Bubbles - Public Hearing Thurs 9/9 at 1pm

Hi, all - I'm writing on behalf of Supervisor Peskin to thank you for emailing our office about Tons of Bubbles. We've received dozens, if not well over a hundred, emails in support of this critical community-serving business. We recognize the critical importance of laundromats to San Francisco residents, particularly during this time, and have made sure that all of your emails are included in the public file and available to all Commissioners.

**There's one more way that you can help influence the Commission's decision to save Tons of Bubbles, which is to call in to the Commission hearing on Thurs. 9/9 at 1pm\* and provide public comment.** The Tons of Bubbles hearing is Item 14 on the agenda, which you can view [here](#). Please follow along with the public hearing, and you can call in and provide up to 2 minutes of public comment as follows:

**Visit the SFGovTV website** (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.

**Public Comment call-in:** (415) 655-0001

**Access code:** 146 124 5399

\*It's always a rough guess when any given item will begin, but I suspect that Item 14 will come up sometime between 2-3pm, if not even later.

As far as content goes, your public comment should resemble the heartfelt content of your emails. We understand that Tons of Bubbles provides an essential service to the community, particularly during COVID-19. We also understand that Tons of Bubbles serves many seniors and other individuals without in-home washer/dryers who would otherwise have to walk several additional blocks to wash their garments. For many, that is not a viable option.

I will be representing Supervisor Peskin's Office at the hearing to recommend that the Planning Commission intervene to preserve Tons of Bubbles. I'm happy to fill anyone in on our efforts up to this point to ensure that result, even though the Planning Department has recommended that the project be approved as is.

Thanks again for your engagement on this issue. Let's hope for the best tomorrow.

Sincerely,  
Lee

Lee Hepner  
Legislative Aide  
Supervisor Aaron Peskin

Please feel free to reach me on my cell phone: (949) 412-7623.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ANOTHER YEAR OF IMPROVEMENT IN NEW HIV DIAGNOSES AND CARE OUTCOMES  
**Date:** Thursday, September 10, 2020 10:46:58 AM  
**Attachments:** [09.10.20 HIV Epidemiology Report 2019.pdf](#)

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Thursday, September 10, 2020 at 9:16 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ANOTHER YEAR OF IMPROVEMENT IN NEW HIV DIAGNOSES AND CARE OUTCOMES

**FOR IMMEDIATE RELEASE:**  
Thursday, September 10, 2020  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES ANOTHER YEAR OF  
IMPROVEMENT IN NEW HIV DIAGNOSES AND CARE  
OUTCOMES**

*San Francisco's 2019 HIV Epidemiology Report includes promising trends, but more work is needed to support vulnerable populations that are still disproportionately affected*

*Health officials urge people to continue seeking HIV prevention and treatment services during the COVID-19 pandemic*

**San Francisco, CA** — Mayor London N. Breed and Dr. Grant Colfax, Director of Health, today announced the results of the 2019 Annual HIV Epidemiology Report by the San Francisco Department of Public Health (DPH). The report shows another year of improvement in new HIV diagnoses and care outcomes and includes new data and analysis to further understand the disparities of some vulnerable populations disproportionately affected by

higher HIV diagnosis rates and poorer health outcomes.

New HIV diagnoses in San Francisco declined to a record-low of 166 in 2019. The 19% decrease in new diagnoses since 2018 shows a positive trend towards achieving San Francisco's goal of zero new HIV infections. This represents a 65% decline since 2012, compared with nearly level values nationally. Moreover, the City made significant headway with HIV care outcomes. Ninety five percent of new diagnoses were linked to care within one month, and 78% of new diagnoses were virally suppressed within six months after diagnosis. The recent declines in new diagnoses included declines among Black/African Americans, Latinx, people who inject drugs, and people experiencing homelessness.

“We are seeing encouraging trends on many fronts towards achieving San Francisco's goal of zero new HIV infections, but we can't let up on our efforts to address disparities and ensure people get the care and treatment they need,” said Mayor Breed. “San Francisco has always been and will continue to be the leader of HIV/AIDS care and prevention. The City's health care experts and community partners are continuing their efforts to decrease disparities among populations and improve HIV care for everyone in our City.”

Despite the progress that San Francisco continues to make in reducing the number of new HIV diagnoses and improving care outcomes, disparities that were observed in previous years still exist. While the total number of new diagnoses and rates of diagnosis declined for Black/African Americans and Latinx people, the diagnosis rates for Black/African American and Latinx men and women were still higher than the rates for White and Asian and Pacific Islander men and women. Among people living with HIV, approximately 75% are virally suppressed, however viral suppression was lower for people experiencing homelessness (39%) and for people who inject drugs (66%).

The 2019 report features new data tables that display information about HIV diagnosis rates by poverty, income, and education level. The report reveals that HIV diagnosis rates were higher among persons living in census tracts that had high percentages of people below the federal poverty level, a higher percentage of people with less than a high school education, and lower median household incomes.

“San Francisco continues to make remarkable progress toward our goal of getting to zero new HIV infections,” said Supervisor Rafael Mandelman. “We should be proud of our Department of Public Health and our many incredible non-profit partners for their work to achieve this milestone. One new HIV diagnosis is still one too many and we must remain committed to addressing disparities in new infections and viral suppression among our most vulnerable communities.”

“While the 2019 numbers make our progress in eliminating new HIV diagnoses look promising, the ongoing disparities and gaps revealed by the data tells us much more work still needs to be done,” said Dr. Colfax. “We will do so by focusing on equity and by working together with our community partners, scientists, academics, providers and the City's leaders. I am committed to combining our efforts to ensure that all San Francisco communities have access to HIV prevention and care that works for them and be the first city to Get to Zero.”

In 2014, San Francisco City agencies, researchers, providers, community-based organizations and activists came together in a collective impact initiative known as [Getting to Zero](#). There are several efforts underway to address the disparities highlighted by race and ethnicity, age,

gender, housing status, and risk group. In 2019, DPH received a grant from the Centers for Disease Control and Prevention (CDC) to develop a plan to achieve the goal of ending new HIV infections by 2030. In partnership with community-based organizations and existing initiatives, including the HIV Community Planning Council, the Getting to Zero Consortium, and End Hep C SF, DPH is developing the San Francisco Ending the HIV/HCV/STI Epidemics plan. The plan will address overlapping vulnerabilities, health disparities and inequities with all communities by integrating a person-centered, harm reduction-based, and low-barrier services approach. Under this collaborative effort, the plan will help San Francisco reach its goal of getting to and stay at zero new HIV infections, zero HIV-related deaths, and zero stigma.

In January 2019, Ward 86 at San Francisco General Hospital launched a new medical program that provides flexible, comprehensive and patient-centered care. The POP-UP (Positive-health Onsite Program for Unstably-housed Populations) program provides low-barrier care for patients who are not virally suppressed and require urgent care or other drop-in needs and has now provided services to about 100 patients with HIV and who are experiencing homelessness. DPH has funded community-based organizations to provide pre-exposure prophylaxis services to African Americans, Latinx, transgender persons, and youth.

“Getting to Zero is pleased, but not satisfied with the reduction in cases,” said Dr. Diane Havlir, co-chair of Getting to Zero. “We still had over 160 new HIV diagnosis and over 70 HIV-related deaths due to AIDS, which never should happen if persons are diagnosed and treated early. Innovative and multi-sector approaches are needed for HIV prevention and treatment that reach communities of color and youth.”

While the City focuses on further improving linkage and retention in care and enhanced patient outreach, health officials urge people to help make sure the City does not lose its momentum gained from the past few years by continuing to seek HIV prevention and treatment services. The COVID-19 pandemic in 2020 has added significant new challenges in managing the HIV epidemic due to reduced HIV testing and care utilization. DPH is working on guidance about how to conduct HIV and STI testing and services most safely for patients and providers. Meanwhile, as the City gradually reopens, HIV providers and services are dedicated to ensuring their adjusted protocols and procedures are in alignment with COVID-19 safety and prevention measures.

“It is more important now than ever to let people know they should still be seeking HIV prevention and care services,” said Dr. Susan Buchbinder, Director of Bridge HIV at the Department of Public Health. “These are essential services, and clinics and community-based organizations have built in safeguards to protect the health and well-being of clients and workers.”

The new 2019 HIV annual report can be found online [here](#). The report will be presented to the San Francisco Health Commission on Tuesday, October 6 at 4:00pm.

###



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 350 San Jose Ave. from 7 Juri St.  
**Date:** Thursday, September 10, 2020 8:41:42 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department

**PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Sarah Hickman Emmott <[shickman1@gmail.com](mailto:shickman1@gmail.com)>

**Sent:** Wednesday, September 09, 2020 10:38 PM

**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Kitty Costello <[friendsofjuricommons@gmail.com](mailto:friendsofjuricommons@gmail.com)>

**Subject:** 350 San Jose Ave. from 7 Juri St.

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

To the Planning Department:

My family with young kids and I live next to Juri Commons Park at 7 Juri St. and we oppose the plan to build an oversized condo development at 350 San Jose Ave.

It is an affront to everyone else who lives here and tries to coexist in this small inner block

space. The existing properties that face the park do not have windows or balconies that loom over the park like this proposal does. This plan will destroy the peace of this inner block area.

Before you make this decision, please come stand in Juri Commons Park and see the situation for yourselves. It's obvious that it will tower over our tiny park -- intruding on the privacy of children in backyards, park-goers in the park, and all the residences that adjoin the park. It would also be a huge noise issue to put nine balconies looming over the park and facing everyone else's windows.

Please scale it down and scale it back, and do not allow balconies towering over the kids and many neighbors of Juri Commons.

Thank you for your consideration,  
Sarah Hickman Emmott  
7 Juri Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Opposition propose change of operation hours Elevated Systems 2442 BayShore Blvd Record number 2018-004330DRM  
**Date:** Thursday, September 10, 2020 8:41:31 AM

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Commission Affairs  
San Francisco Planning Department  
PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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-----Original Message-----

From: NELSON GUTIERREZ <[pres\\_117@yahoo.com](mailto:pres_117@yahoo.com)>  
Sent: Wednesday, September 09, 2020 5:08 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>  
Cc: Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Opposition propose change of operation hours Elevated Systems 2442 BayShore Blvd Record number 2018-004330DRM

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

Cannabis dispensary Elevated Systems 2442 Bayshore Blvd request extend business hours  
Record Number: 2018-004330DRM

I oppose Elevated Systems proposed change hours of operation. In 2017, members of community expressed concerns the cash-based nature of the cannabis shop would present problems for community: safety concerns, criminal activity and influx of visitors from other counties and cities. After much deliberation, Planning Commission, arrived at a compromise that reflect community environment and residential character. Commissioners came up with sensible directive protect community and local businesses from negative impacts, decision cannabis dispensary open 9am and close 7pm.

Residing close to dispensary I can attest large percentage of patrons that frequent Elevated Systems shop are visitors not local members of community. Because of influx of visitors homeowners have been impacted forcing residences park further from their home ( and at times visitors blocked my driveway). Extending Elevated Systems

hours provide no benefit for the community other than provide goods and services for visiting patrons.

I urge you preserve Planning Commission (2017) initial decision extending Elevated Systems hours of operation would undermine Commissioners long and careful consideration and discussion of this delicate matter.

Commissioners can you please acknowledge this email so I know it was successfully sent.

Thank you Planning Commissioners.

Sincerely

Nelson Gutierrez

Visitacion Valley Resident

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Commission - 518 Brannan St - 2017-007063CUA  
**Date:** Thursday, September 10, 2020 8:40:27 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Adam Pavlacka <gamescan@aol.com>  
**Sent:** Wednesday, September 09, 2020 4:59 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Cc:** vnguyen@titanmg.com; Haneystaff (BOS) <haneystaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>  
**Subject:** Planning Commission - 518 Brannan St - 2017-007063CUA

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

Planning Commission, Supervisor Haney as FYI,

I am writing to oppose the conditional use authorization (CUA) for 518 Brannan St that would allow its use as a cannabis retail shop. While I am not opposed to cannabis retail in the general sense, I am opposed to an unnecessary concentration of cannabis shops in an area of the City that is already over-served and which suffers from a higher rate of crime than other districts.

Currently, District 6 contains a full 35% of all cannabis retail storefronts in San Francisco. The typical district average is 5%. An equitable distribution would be approximately 9% of all cannabis retail existing within a single district.

Of the cannabis retailers in District 6, one is located in the Civic Center area. Another is located on

Market street itself. The rest are located south of Market Street.

This proposed location (518 Brannan) is approximately one-and-a-half blocks from an existing cannabis retailer, which is located at 761 Bryant. Additionally, there is a THIRD proposed cannabis retail location at 595 Bryant, which would be a mere block away from 518 Brannan. If both of these locations are given CUAs and approved, a single, heavily residential block of 4th Street (between Bryant and Brannan) would have two cannabis locations, with a third location a block away.

There is no indication that the cannabis retailer at 761 Bryant is not meeting the needs of the immediate, hyper-local community. Further out, local residents have multiple such retailers to choose from in the south of Market area.

If you were to apply alcohol licensing rules to this decision, the proposed CUA for a cannabis retailer would fail due to there already being an undue concentration of cannabis retailers in the area. Additionally, the last time I checked, this census tract is considered a high crime area of San Francisco. That would also be disqualifying under the alcohol licensing rules.

A Budget and Legislative Analyst report to the Board of Supervisors, issued in November of 2017, described multiple neighborhoods in District 6, including SOMA as:

**These areas tend to have a higher density of violent crime and property crime as well as a higher proportion of residents with incomes below the poverty threshold.** (Text was bolded in the original report.)

Another issue include a distinctive lack of outreach to neighborhood residents (we have only gotten the City required notification). The developer has made no effort to connect with local homeowners or community groups to discuss their plans for the site. Some of us have known that a cannabis retailer wanted to move in for awhile now, but that knowledge was gained secondhand, from the previous tenant of 518 Brannan. The previous tenant was a local automotive repair shop, that was friendly and fair-priced. A great local retailer, who served the neighborhood well. The owner of the shop told us that he was being forced out due to the fact that the owner of the property wanted the higher rent that a cannabis retailer could bring in. Just the potential of a cannabis retailer has already harmed the local community.

Additionally, because this block of 4th Street is primarily residential, the location at 518 Brannan will be within 100 feet of multiple residences. It also ignores the Central SOMA plan, which calls for a large public park mid-block at Freelon, which would be within 600 feet of the 518 Brannan location.

Yet another issue not considered is traffic. 4th Street allows for one lane of traffic to turn onto Brannan. Pre-COVID, this lane of traffic was always backed up during commute times, and access for local residents was impacted. The SFMTA's own studies predict that traffic on 4th Street will only worsen. Any additional traffic brought on by 518 Brannan will be a net negative to the local community, especially if there is no mitigation plan.

As an auto shop, 518 Brannan provided off-street parking for its clients. The new plans for 518 Brannan propose to eliminate that parking, which means customers will have to park in the street. There is a dedicated bike lane running in front of 518 Brannan, and it is not unusual for cars to use the bike lane as a "temporary parking" lane across San Francisco. SFPD and DPT do not enforce bike lane violations in a timely manner, so without any mitigation plan in place, granting this CUA will increase the level of danger posed to any cyclist that rides down Brannan.

Finally, because they are still illegal under Federal law, cannabis retail shops are almost always a 100% cash business. This is due to the lack of available banking options. Criminals know this, and as a result, most cannabis retailers result to having armed guards on-site. Additional firearms in a residential area are a recipe for disaster, especially in an area with children around. If someone did attempt to rob the store, any guards on site might be tempted to fire. All it takes is one stray shot to go through a wall, or across the street, and into a home.

In summary, 518 Brannan is not an appropriate location for a cannabis retailer in San Francisco.

Thanks,

-a

Adam Pavlacka

**From:** [DCP, Reception \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Mail - letter for all Planning Commissioners from SFBCTC  
**Date:** Wednesday, September 09, 2020 2:51:16 PM  
**Attachments:** [letter - SFBCTC.pdf](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2214 Cayuga Ave #2016-012135: Request Continuance for Item #12  
**Date:** Wednesday, September 09, 2020 12:44:40 PM

---

FYI

**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jeremy Schaub <jeremy@slasf.com>  
**Date:** Wednesday, September 9, 2020 at 12:38 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Sandoval, Suhagey (BOS)" <suhagey.sandoval@sfgov.org>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>  
**Subject:** 2214 Cayuga Ave #2016-012135: Request Continuance for Item #12

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Jonas-

I'm writing to request a continuance on tomorrow's calendar for item #12 at 2214 Cayuga Ave. We'd like to move this to the 10/15 hearing date if possible. Thank you!

**Jeremy Schaub, Principal Architect**

**Schaub | Ly | Architects, Inc.**  
Formerly [Gabriel Ng + Architects, Inc.](#)  
1360 9<sup>th</sup> Avenue, Suite 210 | San Francisco, CA 94122  
c. 415-598-8747 | o. 415.682.8060 x 103 | [www.slasf.com](http://www.slasf.com)

*Please Note: I will be working from home until further notice. Email is the best way to reach me.*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: Upcoming DR for 1463 43rd Ave  
**Date:** Wednesday, September 09, 2020 10:49:41 AM  
**Attachments:** [Planning Commission Winslow 090820a.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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### Commission Affairs

San Francisco Planning Department

**PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** DANIEL CHURCH <danielfchurch@aol.com>  
**Sent:** Wednesday, September 09, 2020 10:35 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: Upcoming DR for 1463 43rd Ave

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We wish this information to be included in the record for the upcoming discretionary review on Sept 17.

Thank you.

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

From: DANIEL CHURCH <[danielfchurch@aol.com](mailto:danielfchurch@aol.com)>  
To: [david.winslow@sfgov.org](mailto:david.winslow@sfgov.org) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
Cc: [suaecchang@aol.com](mailto:suaecchang@aol.com) <[suaecchang@aol.com](mailto:suaecchang@aol.com)>  
Sent: Wed, Sep 9, 2020 10:30 am  
Subject: Upcoming DR for 1463 43rd Ave

Dear Mr. Winslow,

Please find attached additional comments regarding the project at 1463 43rd Ave that are relevant to the

upcoming Discretionary Review next week.

Thanks!

Dan Church and Suae-chen Chang

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 350 San Jose Ave... Opposition  
**Date:** Wednesday, September 09, 2020 10:10:12 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

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**From:** Douglas Salin <dspeoe@gmail.com>

**Sent:** Saturday, September 05, 2020 12:30 PM

**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; friendsofjuricommons@gmail.com

**Subject:** 350 San Jose Ave... Opposition

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

9/2/20

Dear Commissioners of the San Francisco Planning Dept:

Please don't allow the new owner of 350 San Jose Ave to wreck Juri Commons Park!

REJECT their current proposal which features luxury condos in the Mission District. Luxury

condos don't fit into our neighborhood. The current plan is too large, upper-class and misconceived. The new owner and his architect don't seem to have any respect for our community or Juri Commons. Vote NO on 350 San Jose!

- Make the plan smaller, with smaller individual units.
- Build new rental units and keep the four, original apartments.
- Don't shade any part of Juri Commons. It's a PUBLIC park.
- Keep SF affordable for lower income families.
- Respect Park Space. It's a precious resource.

Thank you for reading my letter,

Douglas Salin  
[dspeoe@pacbell.net](mailto:dspeoe@pacbell.net)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)  
**Subject:** FW: Tons of Bubbles Laundromat on 998 Filbert Street, San Francisco, CA  
**Date:** Wednesday, September 09, 2020 9:05:48 AM  
**Attachments:** [Tons of Bubbles Letter.pdf](#)

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** David Chen <dchen723@gmail.com>  
**Date:** Wednesday, September 9, 2020 at 12:04 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>  
**Cc:** "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>  
**Subject:** Tons of Bubbles Laundromat on 998 Filbert Street, San Francisco, CA

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

Attached is a letter to save our essential business.

Thank you.  
Be Safe,  
David

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Extending business hours for an existing Medical and Adult Use Cannabis Dispe  
**Date:** Wednesday, September 09, 2020 9:00:51 AM  
**Attachments:** [2442 Bayshore Blvd Extending Hours.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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### Commission Affairs

San Francisco Planning Department

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**From:** Lisa <tiger123888@yeah.net>  
**Sent:** Tuesday, September 08, 2020 5:36 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Subject:** Extending business hours for an existing Medical and Adult Use Cannabis Dispe

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

RE: Thursday, September 10, 2020, 1:00 p.m. Regular Meeting  
Hearing Item #6  
2018-004330DRM (M. CHRISTENSEN: (628) 652-7567)  
2440 BAYSHORE BOULEVARD  
Extending business hours for an existing Medical and Adult Use Cannabis Dispensary

Record No.: 2018-004330DRM  
Project Address: 2442 Bayshore Blvd  
Permit Applications: 2020.0219.4816

Dear Commissioners,

I am opposing the application for extending business hours to 10:00 PM for an existing Medical and Adult Use Cannabis Dispensary located at 2442 Bayshore Blvd.

Currently there is no business other than one 7-11 store near the freeway exit/entrance opening that late in the surrounding neighborhood. Since this extension is not limited to local customers only, extending business hours for this Medical and Recreational Cannabis Dispensary will bring many outside people into the surrounding quiet neighborhood after normal business hours.

Especially during the COVID-19 pandemic, this will increase the risk of spreading the virus.

We are concerned.

Thank you for your consideration.

Sincerely,

Lisa



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Protect Juri Commons  
**Date:** Tuesday, September 08, 2020 1:35:56 PM

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Commission Affairs

San Francisco Planning Department

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

From: Daniel Gill <[sendmail2daniel@icloud.com](mailto:sendmail2daniel@icloud.com)>

Sent: Tuesday, September 08, 2020 1:30 PM

To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; [friendsofjuricommons@gmail.com](mailto:friendsofjuricommons@gmail.com)

Subject: Protect Juri Commons

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

Hello,

I am writing to request that you please help to protect Juri Commons and its neighbors. Don't approve the development proposal for 350-352 San Jose Ave. the way it is. The whole thing is out of touch with our new reality and the huge exodus from San Francisco that's been going on since COVID. Many indicators say that for tech companies, the shift to remote working will be permanent and is drastically reducing the need for SF housing. The bubble this builder was trying to cash in on has already burst. Don't let a cool neighborhood get trashed by letting them build something that overshadows everything else, especially when it is a foolish plan for these times and only takes from the community without giving anything back. This neighborhood needs your protection from this oversized, upscale intrusion. People here are already going through enough without this.

Thank you,  
Daniel Gill  
947 Wisconsin St., Apt 2  
San Francisco, CA 94107

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: AGAINST APPROVAL FOR 518 Brannan Street for another Cannabis Retail Establishment  
**Date:** Tuesday, September 08, 2020 12:56:36 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image016.png](#)

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San Francisco Planning Department

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**From:** Amber Chi <[amber\\_chi@yahoo.com](mailto:amber_chi@yahoo.com)>  
**Sent:** Tuesday, September 08, 2020 11:34 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>  
**Subject:** AGAINST APPROVAL FOR 518 Brannan Street for another Cannabis Retail Establishment

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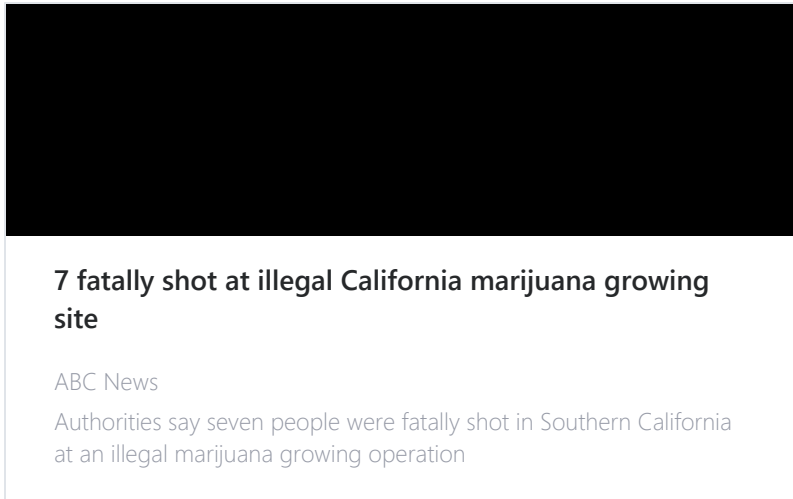
Dear Planning Commissions & Commissioner,

I'm a recent owner at 555 4th Street having closed the purchase of my property at the height of market in March. As you are aware, SF downtown is facing decline in real estate value as people leave due to the continued deterioration of neighborhoods. The establishment of the proposed Cannabis retail at 518 Brannan street would further exacerbate this situation which will further contribute to increase nuisance & bring criminals and drugged out people onto our streets. This would be the 2nd cannabis in addition to the 595 Bryant St (Block/Lot#3776/032) right in our backyard.

Have you been on 5th street and Bryant? it looks like a drugged out wasteland of people on drugs and garbage. I would like to avoid bringing more crime and deterioration to my neighborhood.

Even though marijuana is legalized, it will bring in more issues as you can see in downtown Denver. Also increase operations such as what we saw here.

[7 fatally shot at illegal California marijuana growing site](#)



As a concerned neighborhood property owner, please do not allow this in my neighborhood.

Thanks,  
Amber

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF ALTERNATIVES TO POLICING STEERING COMMITTEE  
**Date:** Tuesday, September 08, 2020 12:09:25 PM  
**Attachments:** [09.08.20 Diverting Non-Violent Calls for Service Steering Committee.pdf](#)

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, September 8, 2020 at 12:08 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF ALTERNATIVES TO POLICING STEERING COMMITTEE

**FOR IMMEDIATE RELEASE:**

Tuesday, September 8, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ANNOUNCES LAUNCH OF  
ALTERNATIVES TO POLICING STEERING COMMITTEE**

*The Steering Committee, guided by the Human Rights Commission, will help the City research and develop alternative responses to calls regarding homelessness and behavioral health, like the City's newly announced Street Crisis Response Teams*

**San Francisco, CA** — Mayor London N. Breed today announced the formation of a Steering Committee to help guide the City's process for identifying alternatives to police response for non-violent calls to 911 and 311. Ending the use of police as first responders to situations that involve behavioral health and or homelessness and other non-violent calls is part of the Mayor's roadmap to fundamentally changing the way that the City handles public safety, which Mayor Breed announced in June.

The Steering Committee is composed of community members and representatives of organizations that work on behavioral health and homelessness, including Hospitality House,

GLIDE, San Francisco AIDS Foundation, Urban Alchemy, Street Violence Intervention Program, At the Crossroads, Metta Fund, and HealthRight360. These organizations were selected because of their commitment to centering community voices, willingness to challenge the status quo, and their dedication to exploring innovative and outcome-driven practices. The Steering Committee also has representatives from City agencies, including the Department of Public Health, Department of Homelessness and Supportive Housing, San Francisco Police Department, San Francisco Fire Department, and Department of Emergency Management.

“To address the structural inequities that too many in our City experience, in particular our African-American community, we need fundamental change and reinvestments. There is a better, more effective way to handle these calls for service that will help people who are in crisis,” said Mayor Breed. “Working to divert non-violent calls for service away from a law enforcement-based response is a profound change in how we as a City respond when someone calls for assistance. It’s a key part of addressing our structural inequities, but it’s going to take work and it’s going to take time. This Steering Committee will play an important role in designing other models of response, and getting us to a place where we are making real, concrete change, including in future budget investments.”

“Across the country, there are calls to reimagine policing, this Steering Committee represents an opportunity to create a more just and truly responsive system,” said Sheryl Davis, Executive Director, San Francisco Human Rights Commission. “This is the beginning of a process to address the system failures and inequities disproportionately experienced by people of color and people in crisis. I look forward to hearing from those directly impacted, learning from the Steering Committee and hearing the alternatives created, informed, supported and led by community.”

In an important step toward diverting non-violent calls from the Police Department and at Mayor Breed’s direction, the San Francisco Human Rights Commission (HRC) has convened an Alternatives to Policing Steering Committee. The Steering Committee will explore strategies and alternatives to policing, such as the Street Crisis Response Teams, and will offer recommendations to Mayor Breed about how to effectively transition those types of calls for service that are currently going to the police to other entities.

In August, Mayor Breed announced a plan to create a Street Crisis Response Team pilot program, which would begin the effort to fundamentally change the way San Francisco responds to 911 and 311 calls regarding behavioral health emergencies. The Mayor’s proposed budget for Fiscal Years 2020-21 and 2021-22 includes \$4 million from the General Fund to pilot a Street Crisis Response Team to help San Franciscans who are experiencing behavioral health crises. If the consensus Business Tax Reform ballot measure passes in November, Proposition C revenues will enable the City to direct a total of approximately \$18.5 million to the pilot program over two years, which would expand the program and create additional Street Crisis Response Teams.

The [Steering Committee](#)’s discussions will be guided by the Human Rights Commission, along with the support of a professional facilitator. The Steering Committee had their first informational meeting earlier this month, and their first official meeting will be on Wednesday, September 16. The goal of the committee is to develop recommendations that can be included in the Fiscal Year 2021-22 budget process, which begins the Mayor’s issuance of budget instructions in December 2020.

Identifying and implementing appropriate alternative responses to police is a complex process and requires input from a variety of stakeholders. Each of the members of the Steering Committee have a history of working with diverse stakeholders and will collect input from a wide array of community members. HRC was selected to handle this complex process because of their experience and success convening other challenging conversations that engage the community as well as City staff, such as ongoing discussions about reparations and reinvestment of law enforcement dollars into the African-American community.

“Alternative policing does not mean that poor people will police other poor people – we reject that. We can build the community capacity that doesn’t exist yet, and invest in existing efforts that have struggled far too long with far too little to lift up the best of what our communities can be,” said Joseph Wilson, Executive Director, Hospitality House. “This is our charge – we have to first climb the mountain to get to the valley beyond it. We know it’s there.”

“I look forward to exploring how to utilize the Street Violence Intervention Program to support de-escalation, conflict mediation, violence intervention in the communities as well as the middle and high schools impacted by violence,” said Arturo Carrillo, Director, Street Violence Intervention Program. “We need to prioritize providing opportunities for job readiness and employment but also focus on the root causes that can help make behavioral change in preparation for job readiness. I hope through this process we develop a plan for Community Policing not from a SFPD perspective, but from within the communities themselves.”

“I am honored and humbled to be a part of this team of creative and thoughtful individuals who are in the process of designing trauma informed responses to our community members who are experiencing a moment or longer periods of crises,” said Lena Miller, Chief Executive Officer, Urban Alchemy. “Society has changed and presents new challenges to the way we must respond to our citizens, particularly in light of the overwhelming presence of trauma, mental illness, and addiction that is on constant display on the streets of our major cities. Now is the time for the social innovators to create the blueprint for a more peaceful and just society for all people. I am grateful for the courage and leadership of Mayor Breed to ensure that San Francisco is at the forefront of this movement with substantive and practical steps to operationalize these values.”

“Much historical data and personal experiences of formerly incarcerated people has shown we must change our own public safety beliefs and investments regarding arresting for “corrective” punishment and practices of incarceration. Real public safety means we, must use our public tax dollars to invest in our poorest, our schools, public health, affordable housing, employment and businesses,” said Roma Guy, Metta Fund. “Current community and leadership, elected and appointed, inspired by Black Lives Matter and criminal justice reform advocacy, has led to closing two jails at Hall of Justice, releasing and referring more prisoners to pretrial, improving jail health services and placements. Legislation such as free phone calls for the imprisoned, passage of Mental Health SF and expansion of harm reduction drug practices are examples of our early successes. The task and public responsibility of the Steering Committee is to remove 911 and 311 calls from police and establish a civilian Street Crisis Response Team. These are our beginnings. It will take all of us to continue this path for our true and equitable public safety.”

More information about the City’s efforts to develop alternatives to non-violent calls for service is available [here](#).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Lindsay, Ashley \(CPC\)](#)  
**Subject:** FW: Case Number 2020-00620CUA: 5140 Geary Boulevard  
**Date:** Tuesday, September 08, 2020 10:26:37 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department

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---

**From:** Christina Ridenhour <[ckridenhour@gmail.com](mailto:ckridenhour@gmail.com)>  
**Sent:** Thursday, September 03, 2020 5:28 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Case Number 2020-00620CUA: 5140 Geary Boulevard

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

To the Members of the Planning Commission,

Re: 2020-000620CUA: 5140 Geary Boulevard – on north side of Geary Boulevard between 15th Avenue and 16th Avenue, Lot 049 of Assessor’s Block 1447 (District 1) – Request for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 739, to install a new Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of twelve (12) panel antennas as part of the AT&T Mobility Telecommunications Network. Antennas will be screened within four (4) FRP boxes, and ancillary equipment will be proposed at ground level within a proposed chain link fence enclosure. The subject property is located within the NCD (Geary Boulevard Neighborhood Commercial District), and the 40-X Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

I have been a tenant in good standing at 5140 Geary Blvd for more than 16 years and I oppose the proposal put forth by AT&T for the 12 antennas and the generator, or, ancillary equipment, to be installed on the roof and in the



alley behind the building.

I have a chronic, progressive, illness, and I also now have a disability. My income has been modest and I expect it to be lower in the near future. The apartment I occupy at 5140 Geary Blvd. is safe, accessible, clean, and after so many years in same apartment, my rent is now well below market rate. I depend on my apartment to make life with an illness manageable and as healthy as possible; it provides me with easy connection to medical and social support systems, fundamental to my well-being. If the proposed installation of the antennas created unhealthy living conditions, or caused conditions that prevented me from living peacefully in my chosen space, I would be largely without recourse, due to my limited financial resources and the scarcity of affordable housing in San Francisco.

I am at the mercy of a real estate holding company that owns the property I live in, and the telecom giant who provides me with communication services at a reasonable rate.

It's disconcerting to be at odds with one's landlord and one's phone service provider over a proposed installation that serves their mutual interest. The proposed project will support and perhaps expand AT&T's existing 4G telecom network (and although outside the scope of today's hearing, surely optimizes the property for future 5G). One can assume that my landlord also stands to benefit financially from the arrangement. When I oppose the proposal, I feel like David winging tiny pebbles at Goliath.

Nonetheless, my opposition is based on the following three concerns:

First, despite the reassurance of AT&T, I am quite concerned about compromising my long-term health by continual, close proximity to the antennas which would emit high levels of RF radiation. It is increasingly accepted knowledge worldwide, that high amounts and/or prolonged RF radiation exposure increases health risks and cancer rates, and disregulates the human sleep cycle as well. It is widely acknowledged in scientific fields that large doses of FR radiation should be avoided when possible. I am deeply distressed by the possibility that I will live within a few feet of the antennas. I consider any risk to my sleep or my health as a result of this equipment to be entirely unacceptable. I did not sign up to be anyone's guinea pig.

Second, I am worried that the boxed antennas placed on the roof will restrict the use of the roof as an emergency egress and ingress, for which it is designated. In the event of a fire or a catastrophic earthquake, emergency responders should have unrestricted access to the building and also, tenants should be able to freely access the roof as a safe area, as shelter from harm. Will there be enough space for people as well as antennas, if needed? Furthermore, can the roof of this 100-year old building, not yet retro-fitted, bear the added weight of these immense antennas, in addition to persons fleeing fire? Ceilings in the building have already begun cracking from the body weight of the individuals connected to the project who have walked on the roof. I fear that the antennas will contribute to loss of life or property in an emergency.

Third, and lastly, noise from the proposed generator that would run 24/7 behind the building is a huge concern to me. The acoustics of the concrete-walled alley where the generator will sit may sound unbelievable but they are as true as they are strange. Unfortunately, when I am in my apartment with the windows closed, I hear every rustle, burp, blown nose, and beer can being opened in the alley below. I hear every quiet voice, car alarm chirp, every rustle in the recycling bins, every splash and splatter. On the roof of an adjacent restaurant at the other side of my apartment, sits an a/c unit that periodically subjects some tenants to unpleasant and incessant, loud thrumming. I fear that the noise coming from the generator in the alley could be even louder, more upsetting, or irritating. Noise response is as personal as taste but loud sounds seem almost universally irritating. Furthermore, unpleasant, unwanted noise causes stress. I fear that the noise from the generator will be loud or of a quality that it is impossible to block out. I fear it will threaten my ability to live peacefully in my apartment. I am preparing to undergo brain surgery to treat my health condition within the next 6 months; any additional stressors will have a doubly large impact on me before and after the surgery.

It is critical to me and to other tenants that AT&T conduct any needed research or investigation in advance of the installation of the antennas and generator, accurately showing how their equipment will change the outside noise environment, as well as the *inside noise levels of a number of units* that would likely be affected.

I appeal to the Commissioners, to protect the quality of life for persons like me who feel vulnerable standing up to parties that are much, much more powerful. I respectfully ask that AT&T be prohibited from carrying out any endeavor that would increase the level of noise in and around the apartments at 5140 Geary, or otherwise negatively impact our safe, healthful, affordable, and peaceful living spaces. It is unfair for tenants to bear any cost of endeavors that are solely of benefit to AT&T and the property owner. benefitting AT&T and the building owner. The interests of AT&T and the owner of the building don't justify a toll on my health or well-being. I am concerned that this will be the case.

I realize that this statement will arrive far past the deadline. If there any way that it could be accepted with an allowance made for my disability, I would be extremely grateful for it. Frankly, I move quite slowly and at times, I organize information and ideas slowly, too...hence, late. I regret causing any inconvenience.

Thank you.

Submitted by a tenant of 5140 Geary Blvd.  
San Francisco, CA 94118

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)  
**Subject:** FW: Support Housing at 4512 23rd St!  
**Date:** Tuesday, September 08, 2020 10:24:21 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Li Wen Bu <corey@sfhac.org>  
**Sent:** Friday, September 04, 2020 12:07 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Housing at 4512 23rd St!

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### Commission:

Hi all,

I write to enthusiastically support building 13 new homes at 4512 23rd Street, which would come with substantial community benefits. Served by the 37 and 48 MUNI lines with 13 new bicycle parking spaces, residents will have the opportunity to engage in a variety of environmentally-friendly transit options. Furthermore, the project meets San Francisco's challenging Greenpoint certification standard.

Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with

overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Cathy Bu

[Cathywbu@yahoo.com](mailto:Cathywbu@yahoo.com)

Sincerely,  
Li Wen Bu  
[cathywbu@yahoo.com](mailto:cathywbu@yahoo.com)

94010

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: 518 Brannan St (2017-007063CUA) & 595 Bryant St  
**Date:** Tuesday, September 08, 2020 10:23:16 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Mabel Cho <mabelcmy@yahoo.com>

**Sent:** Friday, September 04, 2020 1:28 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Subject:** 518 Brannan St (2017-007063CUA) & 595 Bryant St

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To Whom It May Concern,

I am writing in regards to the Commercial Project for a Cannabis Dispensary across from my residence.

I have been living at 555 4th St since 2006.

We currently have the SF Muni project for a train stop on 4th st and Brannan which will cause many pedestrian traffic.

We do not wish to have a Cannabis Dispensary and Lounge right by our residential building.

It is not safe, will drawn many potential risk factor into our neighbor hood.

I am fully opposed to the idea of this project at 518 Brannan and 595 Bryant St.

sincerely,  
Mabel Cho



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)  
**Subject:** FW: SAVE THE LAUNDROMAT TONS OF BUBBLES 998 FILBERT ST  
**Date:** Tuesday, September 08, 2020 10:07:14 AM

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** emma lusich <wonderlandwhether@gmail.com>  
**Date:** Friday, September 4, 2020 at 8:11 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>  
**Cc:** "tonsofbubbles@gmail.com" <tonsofbubbles@gmail.com>  
**Subject:** SAVE THE LAUNDROMAT TONS OF BUBBLES 998 FILBERT ST

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Hello,

Im a student/grocery worker who is about to move into a house down the street from 998 Filbert st. Myself and others who dont have access to laundry equipment in our homes will be significantly impacted without the use of this essential business. And with pandemic conditions still thriving being able to clean clothes is a health necessity for vulnerable/compromised groups. I urge you to maintain the space for Tons of Bubbles Laundromat as it is.

Thank You

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: A renter's opinion on 424 Francisco Condo Application  
**Date:** Tuesday, September 08, 2020 9:33:06 AM  
**Attachments:** [2012\\_sfsa.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** diane gu <dgu11223@yahoo.com>  
**Sent:** Sunday, September 06, 2020 10:09 AM  
**To:** Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A renter's opinion on 424 Francisco Condo Application

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Hello Carolyn - Good Sunday morning.... My name is Diane and by sheer coincidence, I saw the video on the 9/3 CPC meeting and the discussion on 424 Francisco, and felt compelled to voice my opinion, as a renter, to the commissioners... I don't have their emails, and I wonder if you would be willing to forward my email to them.... I thank you very much....

The things I wanted to point out and maybe get commissioners' attention to are:

1. The owners that bought Francisco in 2003 and filed Ellis Act in 2004 were long gone....Defeated by the resilience of the tenants and 3 years of no rental income since the Ellis filing, they defaulted on their loans and were foreclosed on in 2012... I pasted the foreclosure at the bottom of this email... It came from REIL.com for realtors.....Public records....
2. The current owners who filed for condo application bought into Francisco in 2012, and had nothing to do with the Ellis back in 2004...I imagine that some of the current owners might only be in elementary school or middle school back in 2004....
3. After the 2003 owners pulled Ellis, the tenants sued for "Unfair competition", and the lawsuit lasted until 2007... While the judge eventually sided with the owners, the tenants still achieved their true intent of buying time and staying rent free during the lawsuit....
4. As a single mom and a renter, I could only envy them who get to stay rent free for 3 years.... that would be my dream come true... LOL
5. *I am glad for the tenants who got 3 years of rent free via this lawsuit, but I think it is a bit of overkill to try to re-purpose this lawsuit to alter the official date of the 2004 Ellis filing, especially when the current owners have nothing to do with it....*
6. I ask the commissioners to consider the above facts and approve the condo application of 424 Francisco....
7. By this time, you might wonder why I bother to spend my time to write this email when I am just a by-stander with no connections to either the owners or the tenants? That is because I am a single mom and renting this single family home for the past 9 years, and my landlord raised my rent by a grand total of \$0 over these 9 years, which led me to *believe that everyone deserves to be treated fairly under the law, even when he/she is a landlord/owner....*

Thank you so very much....

Diane.....

## FORECLOSURE HISTORY

Document Type	Lis Pendens	Notice Of Trustee's Sale	Notice Of Default	Notice Of Default
Default Date			09/03/2010	04/16/2010
Foreclosure Filing Date	01/11/2012	12/09/2010	09/03/2010	04/16/2010
Recording Date	01/11/2012	12/14/2010	09/08/2010	04/16/2010
Document Number	J331835	J097816	J045341	I954264
Book Number	K560	K289	K224	K123
Page Number	683	303	216	478
Default Amount			\$760,948	\$902,124
Final Judgment Amount		\$821,306		
Original Doc Date		08/05/2009	08/05/2009	04/18/2007
Original Document Number		I811258	I811258	I370148



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Against the Cannabis Developments in South Beach  
**Date:** Tuesday, September 08, 2020 9:32:18 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Prashant Varanasi <prashant.is.here@gmail.com>

**Sent:** Sunday, September 06, 2020 10:41 AM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>

**Subject:** Against the Cannabis Developments in South Beach

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Hi,

I'm a resident of 555 4th St, Prashant Varanasi. I have owned my condo for over 5 years, and wanted to send a note against the cannabis developments planned for 595 Bryant St, and 518 Brannan St.

I was hoping in the past few years that crime would go down, yet it's gotten worse recently (please reach out to management of The Palms 555 4th St for more details). Our building has installed additional cameras, more safety checks, and generally limited entry/exit further due to increased crime in this time. For example, residents are asked to wait for garage doors to fully close, because of past incidents where certain individuals have broken in, and are armed with dangerous weapons. Again, management for this building will have more details.

There is research and evidence that shows that crime **increases** with marijuana dispensaries:

<https://news.ucdenver.edu/do-marijuana-dispensaries-increase-neighborhood-crime/>

<https://xtown.la/2019/12/10/pot-may-be-legal-but-crime-at-dispensaries-is-rising/>

<https://thecrimereport.org/2019/02/19/do-marijuana-dispensaries-cause-rise-in-crime/>

Me and others who live in this residence are already worried about safety when walking around (especially when it's just 1 or 2 people) due to the crime in the area, and I am strongly against adding establishments which may further increase this crime.

Please let me know if there's any additional steps I can take to ensure we don't make decisions which will make this neighbourhood even more unsafe. I don't want to fear for my safety everytime I leave my building in the late evening, and am extremely concerned about the fact that there's **multiple** dispensaries being considered when they are known to increase crime, and the area already has safety concerns.

Thanks,

- Prashant Varanasi

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Case No. 2017-007063CUA  
**Date:** Tuesday, September 08, 2020 9:30:43 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Heather Morgan <[hmdmorgan@gmail.com](mailto:hmdmorgan@gmail.com)>  
**Sent:** Sunday, September 06, 2020 3:55 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Case No. 2017-007063CUA

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Hello,

I own a unit in the Palms building at 555 4th Street in SOMA. It is my understanding that the Commission has hearings calendared (or close to calendared) for not one, but two, retail cannabis establishments on the 500 block of Brannan. The case number for the establishment at 519 Brannan is Case No. 2017-007063CUA. I do not know the case number for the proposed establishment at 595 Brannan.

Please do not approve these establishments. There is already a cannabis business, Project Cannabis SOMA, just around the corner at 761 Bryant Street. I think anyone can agree that 3 cannabis establishments in such a small radius is not a good idea.

Thank you,  
Heather Morgan  
555 4th Street #634

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments on 1463 43rd Ave Addition  
**Date:** Tuesday, September 08, 2020 9:29:45 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Suaecchang <ndsfran@gmail.com>  
**Sent:** Monday, September 07, 2020 10:49 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Comments on 1463 43rd Ave Addition

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Dear Mr. Winslow,

Thanks for the opportunity to comment on the proposed addition to 1463 43rd Ave. This was a lovely cottage home which is quite rare now in SF and we were blessed to have it on our block. Over the years, there have been several houses that had major remodeling work done; the façades of these houses are pleasant and blend well with the character of the neighborhood and surrounding areas. The last remodeling at 1463 resulted in an out-of-proportion, oversized front deck and a modern looking railing. Its façade now is a glaring clash of 1915 cottage and modern tech. It is out of the character with the rest of the neighborhood and uncomfortable to look at. We would challenge the Commission to look at the before and after images of the house on Goggle maps Streetview and still claim that the integrity of the home has been maintained. While on Streetview

also look at the house at 1459 which was remodeled a few years ago and needed a new front stairs and see how the character of that house was completely maintained. What we couldn't understand was how this new deck/stairs was a "replacement in kind"! It appears that after the front was completed the change was approved within the Building Department. It should have gone back to Planning and neighbors should have had the opportunity for input on such a drastic change via a 311 notification that was never done.

This proposed addition will change the character of the house even further. Considering the owner's remodeling track record (namely, the bait and switch, which the current front stairs and deck certainly are), how much they will deviate this time is beyond us. What "minor" changes will be added along the way that should have been put up for neighborhood review. Thus, we are strongly against this addition!

Thanks in advance for your consideration.

Considerate Neighbors

From: [redacted]  
To: [redacted]  
Subject: [redacted]

Commissioner's Office  
[redacted]

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From: [redacted]  
Sent: Monday, September 28, 2020, 10:46 AM  
To: [redacted]  
Subject: 2447 Broadway (200 Day Street) after CIP and LDR

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

Dear Commissioners and Staff:  
Good morning again.  
Last and the "before" photos, highlighting the two "before" images and how are the "after".  
Thank you and all of you for your help and support in the case files. We appreciate the time you took to review the case files and why they should be adjusted per Planning Code Section 187.31 (2) (D).  
Sincerely,  
George Kishicki











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### Home Details for 1647 Sanchez St

- Multi Family
- Built in 1900
- Traditional Architecture
- Wave Available »
- \$5,014/sqft
- Heating: Electric
- Lot Size: 2,592 sqft
- Garage

### Price History for 1647 Sanchez St

Date	Price	Event
07/24/2020	\$9,100,000	Sold
06/14/2015	\$1,070,000	Posting Removed
06/12/2015	\$1,667,000	Sold
05/30/2015	\$1,070,000	Pending
05/13/2015	\$1,070,000	Listed For Sale

### Property Taxes and Assessment

View Estimate

From: CPC-Commissions Secretary  
 To: [shutts@sf.gov](mailto:shutts@sf.gov)  
 Cc: [joel.koppel@sf.gov](mailto:joel.koppel@sf.gov); [theresa.imperial@sf.gov](mailto:theresa.imperial@sf.gov); [frank.fung@sf.gov](mailto:frank.fung@sf.gov); [sue.diamond@sf.gov](mailto:sue.diamond@sf.gov); [deland.chan@sf.gov](mailto:deland.chan@sf.gov); [rich.hillis@sf.gov](mailto:rich.hillis@sf.gov); [watty@sf.gov](mailto:watty@sf.gov); [aaron.starr@sf.gov](mailto:aaron.starr@sf.gov); [david.winslow@sf.gov](mailto:david.winslow@sf.gov); [delvin.washington@sf.gov](mailto:delvin.washington@sf.gov); [cpc-commissions.secretary@sf.gov](mailto:cpc-commissions.secretary@sf.gov); [ionas@sf.gov](mailto:ionas@sf.gov); [merlone@sf.gov](mailto:merlone@sf.gov)  
 Subject: 1647 Sanchez/290 Day Street before work commencing  
 Date: Tuesday, September 08, 2020 9:28:11 AM  
 Attachments: [img\\_5398.png](#); [img\\_5399.png](#); [img\\_5400.png](#); [img\\_5401.png](#); [img\\_5402.png](#); [img\\_5403.png](#); [img\\_5404.png](#); [img\\_5405.png](#); [img\\_5406.png](#); [img\\_5407.png](#); [img\\_5408.png](#); [img\\_5409.png](#); [img\\_5410.png](#); [img\\_5411.png](#); [img\\_5412.png](#)

Commission Affairs  
 San Francisco Planning Department  
**PLEASE NOTE OUR NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**  
 49 South Van Ness Avenue, Suite 400, San Francisco, CA 94102  
 Direct: 628.652.7600 | [www.sfdph.org/dph/cpr](http://www.sfdph.org/dph/cpr)  
[San Francisco Planning Department](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

From: Schutts <schutts@sf.gov>  
 Sent: Tuesday, September 08, 2020 5:16 AM  
 To: Koppel, Joel (CPC) <joel.koppel@sf.gov>; Imperial, Theresa (CPC) <theresa.imperial@sf.gov>; Fung, Frank (CPC) <frank.fung@sf.gov>; Diamond, Susan (CPC) <sue.diamond@sf.gov>; Chan, Deland (CPC) <deland.chan@sf.gov>; Hillis, Rich (CPC) <rich.hillis@sf.gov>; Watty, Elizabeth (CPC) <elizabeth.watty@sf.gov>; Starr, Aaron (CPC) <aaron.starr@sf.gov>; Winslow, David (CPC) <david.winslow@sf.gov>; Washington, Delvin (CPC) <delvin.washington@sf.gov>; CPC-Commissions Secretary <cpc-commissions.secretary@sf.gov>; Ionis, Ionis (CPC) <ionis@sf.gov>; Merlone, Audrey (CPC) <audrey.merlone@sf.gov>  
 Subject: 1647 Sanchez/290 Day Street before work commencing

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

Dear Commissioners and Staff,  
 Good morning and hope all is well.  
 Attached are photos of the subject property before the work began also showing it from the Day Street side of the lot.  
 Again, this aspect was assessed as an alteration by the Commission in May 2017 with a fee of \$100,000 at the 100 hearing and the Demo Calcs were very very close to the thresholds.  
 I have lived in the Noe Valley since 1986 and the structure basically looked like this for all of that time. It was a corner grocery store a long time ago and at some point became a residence/private business.  
 The photo below from 2018 was just prior to the work beginning and you can see the wood boards on the side...the entire structure was eventually covered throughout the construction so it was impossible to see the work until it was completed and uncovered.  
 Directly to the south is Upper Noe Rec Center (295 Day Street) which has a large gym/auditorium on the western portion but is primarily open space to the east on the majority of the block.  
 I will send a second email with the current photos since the sale...the property was apparently never on the open market prior to the recent sale.  
 Sincerely,  
 Georgina Schuttish

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San Francisco, CA

Search Sold > CA > San Francisco > 94131 > 1647 Sanchez St



7 Sanchez St \$9,100,000











Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for September 10, 2020  
**Date:** Friday, September 04, 2020 2:22:11 PM  
**Attachments:** [20200910\\_cal.docx](#)  
[20200910\\_cal.pdf](#)  
[CPC Hearing Results 2020.docx](#)  
[Advance Calendar - 20200910.xlsx](#)

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Commissioners,  
Attached are your Calendars for September 10, 2020.

Enjoy the Labor Day weekend,

**Jonas P. Ionin,**  
**Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are [available via e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).