

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Central SoMa Code Clean-Up Legislation (Planning Case No. 2011.1356PCA-02)  
**Date:** Thursday, September 17, 2020 8:30:09 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.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:** Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>

**Sent:** Wednesday, September 16, 2020 10:37 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>; [theresa.impereal@sfgov.org](mailto:theresa.impereal@sfgov.org)

**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Snyder, Mathew (CPC) <mathew.snyder@sfgov.org>; WONG, VICTORIA (CAT) <Victoria.Wong@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>

**Subject:** Re: Central SoMa Code Clean-Up Legislation (Planning Case No. 2011.1356PCA-02)

Hello President Koppel & Commissioners,

I am writing to address the claims in the below email and attached letter submitted to you this afternoon by Daniel Frattin of Reuben and Junius regarding the applicability and analysis of SB330 (Housing Crisis Act of 2019) to the proposed Central SoMa Clean Up Ordinance before you tomorrow.

Contrary to Mr. Frattin's assertion, in fact the provisions of SB330 cited *definitively does not affect* the Code amendments proposed in the ordinance before you tomorrow and does not

require a complex analysis. Mr. Frattin misrepresents the facts in this situation and the applicability of SB330.

Specifically, the restrictions in SB330 on zoning changes cited in his communication pertain only to residential zoning as it applied as of January 1, 2018. (See CA Gov Code 66300(b)(1)(A)), regardless of subsequent zoning changes. The Central SoMa rezoning in question (that is proposed for amendment tomorrow) was adopted a full year after that date, becoming effective in January 2019. Thus the currently effective zoning in question, adopted as part of the Central SoMa Plan which is unquestionably characterized as a widespread and substantial upzoning of residential capacity of many thousands of units, is not the applicable reference point for consideration under SB330. Moreover, SB330 requires consideration only the totality of the zoning actions with regards to housing capacity being concurrently considered for adoption and not the specifics of any particular one zoning provision or particular parcels considered in isolation. No one, including Mr Frattin, has called into question the legality of the adoption of the Central SoMa Plan rezoning under SB 330 because the matter is obvious and clear on its face. The zoning in substantial swaths of the Central SoMa Plan area did not even allow residential use as of January 1, 2018.

Rather, the applicable zoning on January 1, 2018 that applied in the plan area broadly, including on the specific parcel of Mr Frattin's specific interest, was significantly more restrictive than the controls that replaced them after January 1, 2018 and that would continue to be in place should the Commission take staff's recommendation to approve the proposed amendments before it tomorrow. Despite the specific excerpted provisions cited by Mr. Frattin being the entirely wrong frame of analysis under SB330, it is important to note that as of January 1, 2018 the applicable minimum rear yard requirement throughout the Plan area on residentially-zoned parcels was 25%, which is significantly *more restrictive* than the 80% lot coverage limit that would replace it with the proposed amendments (and to which Mr Frattin objects). In other words, no further or more involved analysis is necessary in relation to SB330 as it is unambiguously clear that the zoning in place on January 1, 2018 was far more restrictive and allowed substantially less housing capacity than would be the case under the proposed amendments.

Please let me know if you have any further questions in advance of the hearing tomorrow. Thank you.

Josh

**Joshua Switzky**

**Land Use & Community Planning Program Manager**

**Citywide Planning Division**

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**From:** Daniel Frattin <[dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)>

**Sent:** Wednesday, September 16, 2020 3:19 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)>; [theresa.impereal@sfgov.org](mailto:theresa.impereal@sfgov.org) <[theresa.impereal@sfgov.org](mailto:theresa.impereal@sfgov.org)>

**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Snyder, Mathew (CPC) <[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)>; Switzky, Joshua (CPC) <[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)>; Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>

**Subject:** Re: Central SoMa Code Clean-Up Legislation (Planning Case No. 2011.1356PCA-02)

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Dear President Koppel & Commissioners,

Our office represents Fifth & Folsom, LLC, the sponsor of a residential project at 300 5<sup>th</sup> St. I am writing to request that you continue the Central SoMa Clean-Up legislation that will come before the Commission this Thursday (Case No. 2011.1356PCA-02), because it reduces residential development capacity on certain parcels in conflict with the Housing Crisis Act of 2019. Planning staff should not present this proposed legislation to the Commission until it has brought it into compliance with the Housing Crisis Act and quantified its impact on zoned potential for housing. This request is explained in detail in the attached letter.

Thank you.

**REUBEN, JUNIUS & ROSE, LLP**

Daniel A. Frattin, Managing Partner

T. (415) 567-9000

C. (415) 517-9395

[dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)

[www.reubenlaw.com](http://www.reubenlaw.com)

**SF Office:**

*One Bush Street, Suite 600*

**San Francisco, CA 94104**

**Oakland Office:**

*492 9<sup>th</sup> Street, Suite 200*

**Oakland, CA 94607**



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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 350-352 San Jose Avenue  
**Date:** Thursday, September 17, 2020 8:29:39 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Susie Smith <suzsmithqb@gmail.com>  
**Sent:** Wednesday, September 16, 2020 7:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 350-352 San Jose Avenue

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Hello-

I am writing in regards to the project at 350-352 San Jose Avenue. I am a 21 year resident and renter in San Francisco, 15 of those years here in Noe Valley. After looking at this project proposal, and knowing that 4 rent-controlled units are to be replaced with 12 luxury units, I was moved to voice my objection to this development. It is obscenely large for the site, will severely impact the whole neighborhood's enjoyment of the juri commons, and is not in keeping with the city and specifically this neighborhood's need for affordable housing.

On a personal note: Many of my neighbors are home owners who were able to buy 15-30 years ago on working salaries, after renting in the neighborhood. I wanted the same for myself, but instead see these smaller affordable homes torn down one by one only to be replaced with gigantic single family homes and luxury condos, which

sit empty. On my block of 29th Street a smaller Edwardian was recently torn down, and replaced with a 6000sq ft \$4M mansion, which has not sold and reportedly is going into foreclosure. I know my landlord would love to charge more for our unit, and honestly we would love to invest in our first home with the amount we've been able to save for a down payment, but the homes in SF in our price range have disappeared. Continuing this pattern of tearing down affordable rental units and starter homes for luxury developments is exacerbating a horrible income divide, hurting middle and lower income residents, and hurting landlords.

It upsets me tremendously to learn that not only is this site wrong for the neighborhood in every way, but the assigned planner knew that the long-term renters of the location were harassed/cajoled to move, and did nothing to stop the proposed project. I understand it must be difficult to be a planner constantly facing these developments all over the city and one might become inured to the bad behavior of these speculators. Likely you all on the planning commission have also read and heard thousands of letters just like this.

However, with the impacts of COVID leading to tech exodus, declining rents, and the community value for shared open air space, I urge you to see this project for what it is: a project that is out of place and does not reflect the current needs of San Francisco.

Please stop rewarding bad behavior of speculators like this and reject the proposed project at 350-352 San Jose Avenue that will be before you next week.

Thank you-  
Susannah Smith

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: Brief in Support of Discretionary Review Request 350-352 San Jose Avenue ; Hearing Date: September 24, 2020  
**Date:** Thursday, September 17, 2020 8:28:44 AM  
**Attachments:** [350-352 San Jose Ave Brief in Support of DR091620.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Stephen M. Williams <[smw@stevewilliamsllaw.com](mailto:smw@stevewilliamsllaw.com)>  
**Sent:** Wednesday, September 16, 2020 6:04 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)>; 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)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>  
**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Bintliff, Jacob (BOS) <[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)>  
**Subject:** Brief in Support of Discretionary Review Request 350-352 San Jose Avenue ; Hearing Date: September 24, 2020

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President Koppel and Commissioners:

I am forwarding to your attention a Brief in Support of the Discretionary Review Application for the proposed project at 350-352 San Jose Ave Street ---

I represent one of the adjacent neighbors to the south, DR Requestor Elizabeth Kranier. The Parties are working hard on a possible settlement, however if an agreement cannot be reached we hope to win the Commission's support for the community and the DR Requestors.

Thank you for your attention to this matter.

Steve Williams

**Law Office of Stephen M. Williams**

1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

Web: [stevewilliamslaw.com](http://stevewilliamslaw.com)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Subject: SAY NO TO 350 SAN JOSE PLAN  
**Date:** Thursday, September 17, 2020 8:27:20 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** lucy marton <lumar9@att.net>

**Sent:** Wednesday, September 16, 2020 5:47 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>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com

**Subject:** Subject: SAY NO TO 350 SAN JOSE PLAN

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Dear Planning Commissioners:

Juri Commons Park is a little jewel in the crowded Mission, and this proposed mega-condo

development would take away from everyone else's enjoyment of the park. Juri Commons is part of the Park & Rec Dept's *Let'sPlaySF* initiative that, according to their website, is upgrading "playgrounds in low income neighborhoods dense with children... giving them modern, safe spaces where their brains and bodies can thrive." The proposal to build huge condos towering over Juri Commons, with a bunch of balconies that would stare down directly into the children's play area, contradicts the whole intent of the park renovation. Fancy condo-dwellers with balconies staring down on low income moms and kids at play? If you go stand in the park, it's totally obvious that this plan is out of place here. Please stop them from ruining everyone else's shared space.

Respectfully,

Lucy Marton

**From:** [Switzky, Joshua \(CPC\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Kathrin Moore](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Chan, Deland \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [Hillis, Rich \(CPC\)](#); [Snyder, Mathew \(CPC\)](#); [WONG, VICTORIA \(CAT\)](#); [CTYPLN - COMMISSION SECRETARY](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** Additional Materials for Central SoMa Clean-Up Ordinance Hearing (September 17,2020)  
**Date:** Wednesday, September 16, 2020 9:08:40 PM  
**Attachments:** [Central SoMa Note to File FINAL Sept112020.pdf](#)  
[CS Clean Up 16Sep2020 PC Memo Supplement 5thBrannan.pdf](#)

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Dear President Koppel & Commissioners,

Attached please find two additional items to supplement your case packets for the hearing tomorrow on the Central SoMa Clean-Up Ordinance (Case No 2011.1356PCA-02).

First is a memo containing revised language to one of the proposed amendments.

Second is the CEQA Note to File providing the analysis confirming that the proposed Ordinance falls within the analysis of impacts identified and mitigations required by the Programmatic Environmental Impact Report and CEQA Findings for the Central SoMa Plan previously certified and adopted by the Planning Commission.

Thank you.

**Joshua Switzky**

**Land Use & Community Planning Program Manager**

**Citywide Planning Division**

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Fahey, Carolyn \(CPC\)](#)  
**Subject:** FW: 2019-016420CND Project Address: 424-434 Francisco Street/ Request for Continuance  
**Date:** Wednesday, September 16, 2020 7:06:22 PM

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Commissioners,

Please be advised that the Sponsor is requesting a Continuance for this item on tomorrow's Agenda.

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

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**From:** "Fahey, Carolyn (CPC)" <carolyn.fahey@sfgov.org>  
**Date:** Wednesday, September 16, 2020 at 6:08 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** Fw: 2019-016420CND Project Address: 424-434 Francisco Street/ Request for Continuance

Hi Jonas,

424-434 Francisco is requesting October 1, 2020. Let me know if you need anything else from me or the Project Sponsor.

Best,

Carolyn

---

**From:** Condominium Conversion <condoconversion@andysirkin.com>  
**Sent:** Wednesday, September 16, 2020 4:55 PM  
**To:** Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>  
**Cc:** Adam Smith <sailingsmitty@gmail.com>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>  
**Subject:** Re: 2019-016420CND Project Address: 424-434 Francisco Street/ Request for Continuance

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Hi Carolyn,

The 27th is a Sunday, no? In any event, a continuance to the following week - Thursday, October 1 - would be best, in case counsel is unable to obtain a waiver and the owners need to retain other counsel.

Thanks.

All the best,  
Kim Rohrbach  
Paralegal

**SIRKINLAW, APC**

Direct: (415) 756-2896  
50 California Street, Suite 3400, San Francisco, CA 94111

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On Wed, Sep 16, 2020 at 2:39 PM Fahey, Carolyn (CPC) <[carolyn.fahey@sfgov.org](mailto:carolyn.fahey@sfgov.org)> wrote:

Hi Kim,

I'll see what's possible. Do you think you'll be ready for a potential hearing date of September 27<sup>th</sup>?

Best,

**Carolyn Fahey, AICP, EcoDistrict AP, Planner II  
Southwest Team/Current Planning**

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**From:** Condominium Conversion <[condoconversion@andysirkin.com](mailto:condoconversion@andysirkin.com)>

**Sent:** Wednesday, September 16, 2020 12:51 PM

**To:** Fahey, Carolyn (CPC) <[carolyn.fahey@sfgov.org](mailto:carolyn.fahey@sfgov.org)>

**Cc:** Condominium Conversion <[condoconversion@andysirkin.com](mailto:condoconversion@andysirkin.com)>; Adam Smith <[sailingsmitty@gmail.com](mailto:sailingsmitty@gmail.com)>

**Subject:** Re: 2019-016420CND Project Address: 424-434 Francisco Street/ Request for Continuance

Hi Carolyn,

The owners have been seeking to retain counsel in this matter to represent them at the hearing tomorrow. However, the attorney has to obtain a conflict of interest waiver from a previous client and cannot guarantee they will be able to get this prior to the hearing.

As a result, the owners need to request a continuance in order to retain counsel. What the the procedure for requesting a continuance?

Thank you.

Regards,  
Rosemarie MacGuinness  
phone: 415.839-6406

Attorney, Sirkinlaw, APC  
50 CALIFORNIA STREET, Suite 3400  
San Francisco, CA 94111

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 555 Howard public comment  
**Date:** Wednesday, September 16, 2020 7:05:00 PM  
**Attachments:** [555 Howard Street Project.pdf](#)  
[2 Point 2.MOV](#)

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

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**From:** Marina Bianchi <marinab100@gmail.com>  
**Date:** Wednesday, September 16, 2020 at 4:42 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Nicholas Foster <nicholas.foster@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>  
**Subject:** 555 Howard public comment

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Dear Commission Secretary,

Here are my comments on the public hearing regarding **Case No. 2019-000494DNXCUAVAR**.

I am attaching a document containing 4 photographs. I had 2 short videos but I have not found the right technology to attach it to the document.

I have not put my name on the document at this time.

Lmk if anything is not received correctly or if you'd rather have a different format.

Thank you in advance for your time and consideration.

Regards,

Marina Bianchi

415.595.0777



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: For the record re: DR-350-352 San Jose Avenue  
**Date:** Wednesday, September 16, 2020 4:25:30 PM

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

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**From:** Kathrin Moore <mooreurban@aol.com>  
**Reply-To:** Kathrin Moore <mooreurban@aol.com>  
**Date:** Wednesday, September 16, 2020 at 2:34 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Fwd: For the record re: DR-350-352 San Jose Avenue

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Your name is not on the distribution list

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

From: anastasia Yovanopoulos <shashacooks@yahoo.com>  
To: Koppel Joel (CPC) <joel.koppel@sfgov.org>; Theresa Imperial <theresa.imperial@sfgov.org>; mooreurban@aol.com <mooreurban@aol.com>; frank.fung@sfgov.org <frank.fung@sfgov.org>; Diamond Susan (CPC) <sue.diamond@sfgov.org>; deland.chan@sfgov.org <deland.chan@sfgov.org>  
Cc: Winslow David (CPC) <david.winslow@sfgov.org>; Jennifer Fieber <jfieber@utopianism.org>  
Sent: Wed, Sep 16, 2020 2:28 pm  
Subject: For the record re: DR-350-352 San Jose Avenue

Dear Commission President Joel Koeppel and fellow Planning Commissioners,

For the record, in advance of the September 24th, 2020 DR hearing here is a listing of the "Pre Buyout Negotiations Disclosure Forms" and the "Owner Move In Eviction" the San Francisco Rent Board has on file for property address **350-352 San Jose Avenue**.

### **Buyout Declarations**

- 1). Wednesday Feb. 21, 2018    B 180 575D. Andrew Zacks on behalf of Landlord
- 2). Wednesday Feb. 21, 2018    B 180 576D Andrew Zacks on behalf of Landlord
  
- 3). Monday May 08, 2017        B171 215D    Faubel mariealice Trust
- 4). Monday May 08, 2017        B171 216D.    Faubel mariealice Trust

### **Owner Move-In Eviction**

- 5). Thursday Nov 06, 1997        S 000751    Faubel Trust

Yours truly,  
Anastasia Yovanopoulos  
SF Tenants Union DR Committee, member

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to Proposed Development at 350-352 San Jose Avenue in S.F.  
**Date:** Wednesday, September 16, 2020 1:33:50 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.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 1400, San Francisco, CA 94103

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

[San Francisco Property Information Map](#)



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:** chris roche <rochepphoto@gmail.com>

**Sent:** Wednesday, September 16, 2020 12:09 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:** Opposition to Proposed Development at 350-352 San Jose Avenue in S.F.

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9/14/20

San Francisco Planning Commission:

Everything about the proposed demolition and expansion of 350-352 San Jose Avenue is tone-deaf to the property and to our neighborhood. The project needs to be reduced in size and impact!

Regarding the historic nature of the 350 building, the main reason it is historically interesting is because of the passageway that goes under the building from the front to the back, which, according to tenants who used to live here, was originally used for horse and buggy to park out back. They plan to demolish everything but the façade, then move the façade forward, filling in with a basement underneath, which would remove the most important historic aspect.

Having a huge new building overshadowing the Juri Commons park will make it so that the condo owners are literally looking down on the rest of us who live here and use the park for relaxation. There is no other green space for neighbors to take a break and get a moment of sun and quiet in this area. Why should one building be able to ruin everyone else's refuge? This oversized proposal would permanently damage the environment we have worked to maintain in a neighborly way.

Reject 350-352 San Jose Ave.

Sincerely,

Chris Roche

[rochephoto@gmail.com](mailto:rochephoto@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 555 Howard Letter of Support  
**Date:** Wednesday, September 16, 2020 10:41:28 AM  
**Attachments:** [20\\_0915\\_555 Howard Letter of Support.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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---

**From:** Andrew Robinson <[arobinson@theeastcut.org](mailto:arobinson@theeastcut.org)>  
**Sent:** Wednesday, September 16, 2020 9:58 AM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Subject:** 555 Howard Letter of Support

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

Dear President Koppel,

On behalf of The East Cut Community Benefit District, please find attached a letter of support for the proposed hotel development at 555 Howard Street.

Yours truly,

Andrew

--



,The East Cut Community Benefit District | 160 Spear Street Ste. 415 | San Francisco, CA 94105  
O: 415.536.5880 x101 | C: 415.891.7302 | [theeastcut.org](http://theeastcut.org) | [twitter.com/theeastcut](https://twitter.com/theeastcut)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Buyout declarations: DR-350-352 San Jose Avenue  
**Date:** Wednesday, September 16, 2020 10:15:45 AM  
**Attachments:** [B171215 Buyout Declaration.pdf](#)  
[B180575 Buyout Declaration.pdf](#)

---

**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:** Kathrin Moore <mooreurban@aol.com>  
**Reply-To:** Kathrin Moore <mooreurban@aol.com>  
**Date:** Wednesday, September 16, 2020 at 10:15 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Fwd: Buyout declarations: DR-350-352 San Jose Avenue

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I don't see your name on the distribution list, for your FYI

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

From: anastasia Yovanopoulos <shashacooks@yahoo.com>  
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>; theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; frank.fung@sfgov.org <frank.fung@sfgov.org>; sue.diamond@sfgov.org <sue.diamond@sfgov.org>; deland.chan@sfgov.org <deland.chan@sfgov.org>  
Cc: Winslow David (CPC) <david.winslow@sfgov.org>; Jennifer Fieber <jfieber@utopianism.org>  
Sent: Wed, Sep 16, 2020 10:02 am  
Subject: Buyout declarations: DR-350-352 San Jose Avenue

Dear Commission President Joel Koepfel and fellow Planning Commissioners,

**Re: 350 352 San Jose Avenue**

The SF Tenants Union brings documentary evidence pertaining to the tenants who lived in the building at **350 352 San Jose Avenue** from the SF Rent Board to your attention in advance of the DR hearing on September 24th, 2020.

**Buyout declarations** re: tenants in rent controlled unit #1 and #3.

- Filed in May 2017 by prior owners- while building was for sale.
- Filed in February 2018- after building was purchased in September 2017.

Anastasia Yovanopoulos  
SF Tenants Union DR Committee, member

See Rent Board buyout declaration docs. (*below*)

---

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-016420CND Project Address: 424-434 Francisco Street: Current owners are incorrectly identified on Executive Summary  
**Date:** Wednesday, September 16, 2020 9:06:46 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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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)

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---

**From:** Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>  
**Sent:** Wednesday, September 16, 2020 9:01 AM  
**To:** Condominium Conversion <condoconversion@andysirkin.com>  
**Cc:** Silva, Christine (CPC) <christine.silva@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rosemarie MacGuinness <rosemarie@andysirkin.com>; Adam Smith <SailingSmitty@gmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Subject:** Re: 2019-016420CND Project Address: 424-434 Francisco Street: Current owners are incorrectly identified on Executive Summary

Thanks for catching this. I'll make the correction when I finalize the motion post-hearing.

Best,

**Carolyn Fahey, AICP, EcoDistrict AP, PhD, Planner II**  
**Southwest Team/Current Planning**

San Francisco Planning

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

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

Direct: 628.652.7367 | [www.sfplanning.org](http://www.sfplanning.org)

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**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY,**

## AUGUST 14. WE APPRECIATE YOUR PATIENCE.

\*\*\*Please note I will be out of the office from Friday, August 21<sup>st</sup> and will return Monday, August 31<sup>st</sup>\*\*\*

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:** Condominium Conversion <[condoconversion@andysirkin.com](mailto:condoconversion@andysirkin.com)>

**Sent:** Wednesday, September 16, 2020 8:48 AM

**To:** Fahey, Carolyn (CPC) <[carolyn.fahey@sfgov.org](mailto:carolyn.fahey@sfgov.org)>

**Cc:** Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Rosemarie MacGuinness <[rosemarie@andysirkin.com](mailto:rosemarie@andysirkin.com)>; Adam Smith <[SailingSmitty@gmail.com](mailto:SailingSmitty@gmail.com)>; Mapping, Subdivision (DPW) <[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)>

**Subject:** Re: 2019-016420CND Project Address: 424-434 Francisco Street: Current owners are incorrectly identified on Executive Summary

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Hi Carolyn,

My apologies for another email. As indicated in the materials attached to my earlier email, the current owners of record are:

Brian Michael Barnard and Sara Michelle Plummer [NO "H" AT THE END OF MS. PLUMMER'S FIRST NAME)

Adam A. Smith

Johnny Vu

Manoj Marathe and Zofia Beczek-Marathe

Sherlyn Chew, Trustee of the Sherlyn Chew Revocable Trust under the provisions of a Trust Agreement dated June 6, 2008

Larry D. Lionetti and Lena Q. Lionetti

All the best,  
Kim Rohrbach  
Paralegal

**SIRKINLAW, APC**

Direct: (415) 756-2896

50 California Street, Suite 3400, San Francisco, CA 94111

**50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.**

On Wed, Sep 16, 2020 at 8:12 AM Condominium Conversion <[condoconversion@andsirkin.com](mailto:condoconversion@andsirkin.com)> wrote:

Good morning Carolyn,

I notice that on the Executive Summary prepared for Thursday's hearing, the owners are identified as follows:

Adam Smith  
Johny Vu  
Brian Michael Barnard and Sarah Michelle Plummer  
Sheryl Chew Revocable Trust  
Larry D. Lionetti and Lena Q. Lionetti  
Pensco Trust Company

This information contains an error and an omission. The current owners of record are:

Brian Michael Barnard and Sarah Michelle Plummer  
Adam A. Smith  
Johnny Vu  
Manoj Marathe and Zofia Beczek-Marathe  
Sherlyn Chew, Trustee of the Sherlyn Chew Revocable Trust under the provisions of a Trust Agreement dated June 6, 2008  
Larry D. Lionetti and Lena Q. Lionetti

ATTACHED

Executive Summary & Planning Commission Draft Motion  
Preliminary Title Report and Subject Property Deeds included in the application packet submitted to DPW on Aug 15, 2019

Please let us know if you need anything further to correct this error. Thank you.

All the best,  
Kim Rohrbach  
Paralegal

**SIRKINLAW, APC**

Direct: (415) 756-2896

50 California Street, Suite 3400, San Francisco, CA 94111

**50 CALIFORNIA STREET IS CLOSED TO THE PUBLIC DURING THE PANDEMIC AND WE WILL BE COLLECTING MAIL ON A LIMITED BASIS.**

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

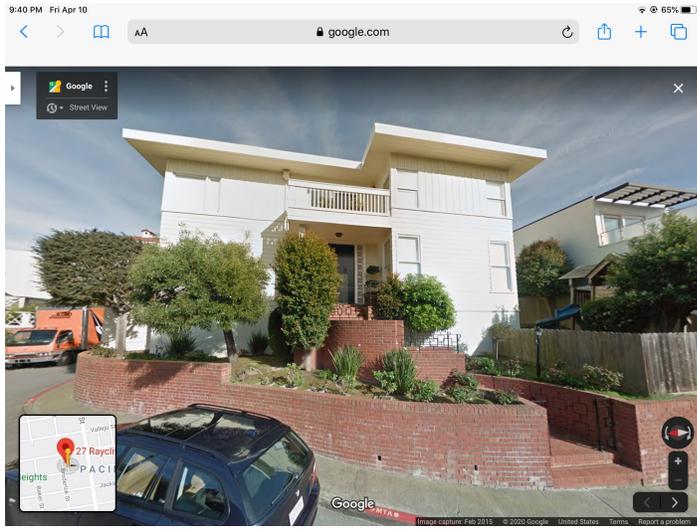
Dear [redacted],  
[redacted]

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

Best regards,  
[redacted]

Dear President Koppell, Vice President Moore and Fellow Commissioners,

Good morning to you all.  
As you can see in the photos, my husband built the four "tiny huts" outside of their valley but within San Francisco and we shared across the site of the first photos attached below.  
As you can imagine, this project took a while to get started as well as a lot of...  
I would appreciate it if you could let me know if you have any questions about this project or if you need any more information.  
I am happy to provide any information you need.  
Thank you for your time and consideration.  
Sincerely,  
[redacted]





3:14 PM Mon Sep 14

64%

Done

AD204.pdf



TOTAL EXTERIOR VERTICAL ELEMENTS REMAINING (L <sup>2</sup> )				
	(S) L <sup>2</sup>	REMOVED	% REMOVED	MAX ALLOWED
EAST ELEVATION	35.1 L <sup>2</sup>	83.1 L <sup>2</sup>	23.6%	CONFORM W/ PLANNING CODE
WEST ELEVATION	35.2 L <sup>2</sup>	35.2 L <sup>2</sup>	100%	CONFORM W/ PLANNING CODE
FRONT (SOUTH) ELEVATION	35.2 L <sup>2</sup>	35.2 L <sup>2</sup>	100%	CONFORM W/ PLANNING CODE
REAR (NORTH) ELEVATION	35.2 L <sup>2</sup>	35.2 L <sup>2</sup>	100%	CONFORM W/ PLANNING CODE
TOTAL	139.7 L <sup>2</sup>	183.8 L <sup>2</sup>	13.2%	50.0%/ YES

AND

	(S) L <sup>2</sup>	REMOVED	% REMOVED	MAX ALLOWED
EAST ELEVATION	55.1 L <sup>2</sup>	28.1 L <sup>2</sup>	51.0%	CONFORM W/ PLANNING CODE
WEST ELEVATION	55.2 L <sup>2</sup>	28.1 L <sup>2</sup>	50.9%	CONFORM W/ PLANNING CODE
FRONT (SOUTH) ELEVATION	35.2 L <sup>2</sup>	35.2 L <sup>2</sup>	100%	CONFORM W/ PLANNING CODE
REAR (NORTH) ELEVATION	35.2 L <sup>2</sup>	35.2 L <sup>2</sup>	100%	CONFORM W/ PLANNING CODE
TOTAL	180.7 L <sup>2</sup>	126.6 L <sup>2</sup>	70.0%	50.0%/ YES

TOTAL DEMOLITION DOES NOT EXCEED BOTH QUANTITIES SPECIFIED IN SEC. 317(B)(2)(B) OF THE SF PLANNING CODE. PROJECT IS NOT A DEMOLITION AS DEFINED BY SECTION 317 OF THE SF PLANNING CODE

TOTAL EXTERIOR VERTICAL ELEMENTS REMAINING (AREA)				
	(S) AREA	REMOVED	% REMOVED	MAX ALLOWED
EAST ELEVATION	1,122 SF	848 SF	75.6%	CONFORM W/ PLANNING CODE
WEST ELEVATION	1,198 SF	800 SF	67.2%	CONFORM W/ PLANNING CODE
FRONT (SOUTH) ELEVATION	1,029 SF	848 SF	82.4%	CONFORM W/ PLANNING CODE
REAR (NORTH) ELEVATION	757 SF	658 SF	87.1%	CONFORM W/ PLANNING CODE
VERT. ELEMENTS TOTAL	4,106 SF	3,054 SF	74.4%	50.0%/ YES

AND

HORIZONTAL ELEMENT CALCULATION				
	(S) AREA	REMOVED	% REMOVED	MAX ALLOWED
1ST FLOOR	1,542 SF	1,530 SF	99.2%	CONFORM W/ PLANNING CODE
2ND FLOOR	1,208 SF	80 SF	6.6%	CONFORM W/ PLANNING CODE
ROOF	1,875 SF	771 SF	41.2%	CONFORM W/ PLANNING CODE
HORIZ. TOTAL	4,625 SF	2,381 SF	51.5%	50.0%/ YES

TOTAL DEMOLITION DOES NOT EXCEED BOTH QUANTITIES SPECIFIED IN SEC. 317(B)(2)(C) OF THE SF PLANNING CODE. PROJECT IS NOT A DEMOLITION AS DEFINED BY SECTION 317 OF THE SF PLANNING CODE

DEMOLITION CALCULATIONS PER SECTION 317





Small text at the bottom left of the page.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Chamber Support of 555 Howard Project  
**Date:** Wednesday, September 16, 2020 8:53:56 AM  
**Attachments:** [Support of 555 Howard.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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---

**From:** Emily Abraham <eabraham@sfchamber.com>  
**Sent:** Tuesday, September 15, 2020 4:47 PM  
**To:** Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** SF Chamber Support of 555 Howard Project

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Nicholas,

On behalf of the San Francisco Chamber of Commerce, I would like to offer the attached letter of support for the 555 Howard Langham Hotel Street Project.

Respectfully,

Emily

**Emily Abraham**

Public Policy Manager  
SF Chamber of Commerce

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 350 San Jose Ave  
**Date:** Tuesday, September 15, 2020 3:37:10 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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---

**From:** Jerome B Bernal <bernalj@sbcglobal.net>

**Sent:** Tuesday, September 15, 2020 2:12 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

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9/14/20

RE: 350 San Jose Avenue

Dear SF Planning Commissioners,

After two years of controversy, I was shocked and distressed to learn that the Planning

Commissioners received materials during the last DR Hearing stating that there was “no neighborhood opposition” to this project. That is totally inaccurate. Several neighbors phoned and wrote opposition emails to the SF Planning Department re: 350 San Jose Ave between 2018 - 2020 and had faith that our concerns were being taken into consideration.

My concerns relate to the size & density of the builder’s proposal. According to meeting notes from 10/12/18, the Planning Department told the developer to reduce the height, depth and mass of their plan to be in line with Residential Design Guidelines, and to add open space on the property. Those recommendations were in line with the concerns of neighbors. The Chief Planners even included a sketch for the builder to follow.

Then the developer came back with an even larger proposal, including a bunch of balconies that were “not recommended” by the Planning Department in the first place. Why didn’t Planning reject the proposal at that time? Why do neighbors have to hire lawyers to get the Planning Department to do the job our property taxes pay them to do?

Please use your power and do the right thing. Enforce your own recommendations and reduce the size and impact of this project. I want a smaller building (no balconies) with smaller units that doesn’t shade Juri Commons park or the adjoining properties.

Thank you,

Jerald Bernal, owner  
373 - 377 San Jose Avenue  
San Francisco, 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED CALLS FOR EXTENSION OF SMALL BUSINESS EVICTION PROTECTIONS  
**Date:** Tuesday, September 15, 2020 1:36:31 PM  
**Attachments:** [09.15.20 Small Business Eviction Protections.pdf](#)

---

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:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, September 15, 2020 at 12:00 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED CALLS FOR EXTENSION OF SMALL BUSINESS EVICTION PROTECTIONS

**FOR IMMEDIATE RELEASE:**

Tuesday, September 15, 2020

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

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED CALLS FOR EXTENSION OF  
SMALL BUSINESS EVICTION PROTECTIONS**

*Local commercial eviction moratorium can only be extended if State Executive Order is extended beyond September 30*

**San Francisco, CA** — Today, Mayor London N. Breed issued the following statement regarding San Francisco's local commercial eviction protections. Local governments do not normally have control over commercial leases because those rules are governed by state law, but Governor Newsom issued an Executive Order in March, which allowed local governments to put in place commercial eviction moratoriums. San Francisco immediately enacted a commercial eviction moratorium for small and medium-sized businesses, which has helped to stabilize thousands of small businesses during the COVID pandemic.

Governor Newsom's Executive Order is set to expire at the end of September, and if the protections are not extended, San Francisco will no longer have the ability to prevent

commercial evictions.

“Our small businesses have been struggling for months, and even as we are reopening, these businesses are barely getting by. We need to do everything we can to keep our businesses stable and our commercial corridors from seeing even more vacancies. Our local commercial eviction moratorium has been critical in providing small businesses an assurance that they can navigate these really challenging times without fear that they will be evicted because they can’t make rent. It has given businesses time to work with landlords and property owners on rent payments as they wait to generate income.

Governor Newsom’s initial Executive Order allowing us to protect our small businesses in San Francisco was incredibly important. He has been a leader on this issue from the very start of the pandemic, which has helped our small businesses and employees through incredibly challenging circumstances. We are hopeful we can find a way to extend eviction protections and financial support for these businesses beyond September 30. The virus has not gone away, and our economy has not yet recovered. Without these protections, it will take us even longer for our economy to recover. We need this extension in the next two weeks to help support our small businesses.”

### **Background on San Francisco’s Commercial Eviction Moratorium**

In March of this year, Mayor Breed announced a commercial evictions moratorium for small and medium sized businesses that can’t keep up with their rent for reasons related to financial impacts caused by COVID-19. The moratorium prevents any small to medium-sized business from being evicted due to a loss of income related to lost revenue or other economic impacts caused by the COVID-19 pandemic.

The Governor’s Executive Order on commercial evictions during the health pandemic, originally announced in March of this year (N-28-20), has been reducing the spread of COVID-19 and helping to stabilize the state’s economy. The Governor extended these protections via a follow-up Executive Order (N-71-20) that is in place until the end of September. These state orders allowed local governments like San Francisco to put in place eviction controls for small businesses. If the orders are not extended, those powers for local governments go away.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed condo adjacent to Juri Commons  
**Date:** Tuesday, September 15, 2020 12:53:00 PM

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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)

[San Francisco Property Information Map](#)

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**From:** Elaine Elinson <eelinson@gmail.com>

**Sent:** Tuesday, September 15, 2020 12:42 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>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com

**Subject:** Proposed condo adjacent to Juri Commons

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

Dear Planning Commission Members and Staff:

As a Bernal Heights neighbor who often enjoys walking and resting in the park of Juri Commons, I am writing to ask you to reject the proposed condo building that would intrude so rudely on tiny Juri Commons, a special place that so many families, kids and seniors count on for sun and relaxation.

This plan for condos at 350 San Jose is all wrong for our community. It is wrong to take away rental units and to build 100% non-affordable housing when we are suffering an affordable housing crisis in our city, and so many renters are being displaced.

It's also wrong to build something that shadows everyone else's places and shared space.

I ask that you do not approve this oversized, inconsiderate plan. Approve something that benefits the neighborhood rather than harming it.

Thank you.

Elaine Elinson  
100 Winfield Street  
San Francisco, CA 94110

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No to Unaffordable housing at 350 San Jose  
**Date:** Tuesday, September 15, 2020 9:33:27 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Brendan <baohara@gmail.com>

**Sent:** Monday, September 14, 2020 4:30 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>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com

**Subject:** No to Unaffordable housing at 350 San Jose

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

To the Planning Department Staff and Commissioners and Supervisor Mandelman:

I'm writing to ask that you endeavor to allowing the construction of luxury housing at 350 San Jose. In addition I believe that a moratorium needs to be put on building any more unaffordable units citywide.

As we are all painfully aware, there are entirely too many people are living on the edge of homelessness now, and it

would be so disheartening to see housing is ostensibly "for" low income people get torn down at 350 San Jose, and housing for more wealthy people get built. We desperately need more housing long term and yet there needs to be care taking when addressing the short term.

It is not what we need in our city and it's for sure not what we need in the Mission. Covid has reminded us all that the Mission is home to so many essential workers. Don't make things harder by putting more of the neighborhood out of reach of the people who live here. Keep rental units and approve a more affordable plan.

Thank you for your hearing from me on this issue,

Brendon O'Hara  
Longtime SF renter and voter

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Upcoming DR for 1463 43rd Ave 9-13-2020  
**Date:** Tuesday, September 15, 2020 9:33:18 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** DANIEL CHURCH <danielfchurch@aol.com>  
**Sent:** Sunday, September 13, 2020 11:21 AM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Cc:** suaecchang@aol.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Upcoming DR for 1463 43rd Ave 9-13-2020

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

September 13, 2020

Dear Mr. Winslow/Planning Commission,

Thanks for posting the comments from the owners of 1463 43<sup>rd</sup> Ave. and the hard work you and the commission had put into this case. Being trained scientists, we do stick with the facts and avoid personal attacks when we try to express our point of view; I am sure that it came through in our correspondence with you. Let me remind you that we have raised two factual points. (1) The proposed project will reduce light onto our property. (2) There are significant errors and inconsistencies in the submitted plans.

Suffice it to say that that the comments from the project sponsor (Tallon), previous owner (Deal) and Mr. Solorzano all include numerous incorrect statements. Whether these are honest misstatements or intentionally mean-spirited, misleading and possibly libelous, I choose not to say. I am deeply disappointed that the Planning Commission would allow this sort of "testimony" to be presented in lieu of

hard facts as they pertain to this project and this project only.

I do not intend to make any comments with this one exception that will allow me to make my final point. Mr. Deal brought up the issue of a complaint during the construction of our house that we had exceeded the scope and demolished too much. This complaint was brought by one of the building commissioners at that time (a Mr. Guinane) who drove by our construction site on a Sunday afternoon and thought we must have exceeded the scope of our permit. However, in fact, EVERYTHING we did was explicitly included on our plans AND initialed as approved by Planning/BDI. When we met with Guinane and the Director of DBI it was clear that we were absolutely within the scope and the complaint was immediately abated with apologies. This all occurred over about a week and a half. We have had no other complaints against us in seventeen years. The point I want to make is that we are strong believers in following the rules. We believe that EVERYONE should follow the rules and that if SF is going to have rules governing what is built and how, those rules should be vigorously, but fairly, enforced.

Thank you again.

Dan Church and Suae-chen Chang

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Bad Plan for 350 San Jose Ave.  
**Date:** Tuesday, September 15, 2020 8:50:03 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:** Tehmina <teatime4pm@gmail.com>

**Sent:** Tuesday, September 15, 2020 12:16 AM

**To:** 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>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>

**Subject:** Bad Plan for 350 San Jose Ave.

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Planning Commissioners and Staff:

I am a teacher at City College. I am distressed to learn that affordable housing is about to be destroyed to make way for more unaffordable housing in the Mission, and that the Planning Department was just going to let that happen. We have students at City College who live out

of their cars, trying to better themselves so they make it in the city they were born in. Don't let the rich use our hometown as their playground. Please consider the *real* housing crisis – the needs of the people who already live and work here.

Thank you,

Tehmina Khan  
English Department Faculty  
City College of San Francisco

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF COMMUNITY HUBS INITIATIVE  
**Date:** Monday, September 14, 2020 2:30:00 PM  
**Attachments:** [09.14.20 Community Hubs Initiative.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)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Monday, September 14, 2020 at 2:29 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF COMMUNITY HUBS INITIATIVE

**FOR IMMEDIATE RELEASE:**

Monday, September 14, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES LAUNCH OF  
COMMUNITY HUBS INITIATIVE**

*45 Community Hubs opened their doors today to approximately 800 children and youth; Mayor Breed's annual backpack giveaway is providing 3,000 backpacks with school supplies to San Francisco students*

**San Francisco, CA** — Mayor London N. Breed, Department of Children, Youth and Their Families Director Maria Su, and Recreation and Park Department General Manager Phil Ginsburg today launched the Community Hubs Initiative, which provide in-person support for distance learning and out of school time activities for San Francisco's highest needs children and youth throughout the City. The new initiative will roll out in phases, including today's launch of 45 Hubs. Mayor Breed's annual Backpack and School Supplies Giveaway will also continue its ongoing distribution of back-to-school items at the Community Hubs.

“We created the Community Hubs to make sure our City’s children and youth who are most vulnerable continue to have the support and resources they need to learn, grow, and thrive

during the COVID-19 pandemic,” said Mayor Breed. “I’m excited that we started the program today so that we can serve kids and families who need extra support—whether it’s help with distance learning, access to healthy food, or a place to safely interact with other kids their age. We knew it would take a village to get our young people the support and education they need, and City departments and our community partners have stepped up and worked together to turn our vision for the Community Hubs into reality. I want to thank DCYF, the Recreation and Park Department, the Library, and our community partners for creating this innovative solution for San Francisco students.”

The 45 Hubs launched today will serve approximately 800 K-6th grade students. San Francisco will continue to roll-out the Community Hubs Initiative over the coming weeks, and by mid-November, the City will launch over 100 Hub sites, providing approximately 3,000 students with full-day, in-person programming and distance learning support. The Community Hubs will help children and youth access technology for distance learning and provide additional enrichment programming including STEAM, literacy, and nature-based outdoor play and education. Offering social-emotional support services, three healthy meals and snack a day, and recreation and physical activities, the Hubs provide safe and digitally connected spaces within walking distance from children’s homes that will be staffed by Recreation and Parks Department employees and community-based organization providers with strong track records of implementing high-quality youth development and culturally competent programming.

“The Community Hubs Initiative was designed to support children and youth who have the absolute highest level of needs,” said Maria Su, DCYF Director. “As with anything COVID related, we experienced many challenges in getting this Initiative off the ground from frequent changes of health guidance and restrictions to San Francisco being placed on the State’s monitoring list and more recently, the allowance for schools to reopen. Despite these rollercoaster of changes, DCYF has remained both responsive and firmly focused on our highest need youth. These Hubs will give our City’s most disconnected families a safe resource to support their children’s learning and well-being. We are absolutely committed to empowering our most vulnerable families who do not often experience the benefit of having options and choices.”

DCYF worked closely with City partners including the Department of Homelessness and Supportive Housing (HSH), HOPE SF, Mayor’s Office of Housing and Community Development (MOCHD), the Recreation and Parks Department (RPD) and the Human Services Agency (HSA) to conduct direct, in-person outreach to our City’s historically disconnected communities. The first wave of focused outreach prioritized the following groups of children and youth: residents of HOPE SF sites, public housing, family RVs parks and Single Room Occupancy Hotels (SROs); families experiencing homelessness; children in the foster care system; English language learners; and low-income families, with a focus on historically impacted communities, including people who identify as African American, Latino/a/x, Pacific Islander, and/or Asian. Higher enrollment priority was provided for families who are involved in multi-social service systems, are part of multiple priority populations, and families who are without Internet access or digital learning devices at home.

Mayor Breed’s annual Backpack and School Supply Giveaway is underway with the distribution of backpacks and school supplies to 3,000 San Francisco students at Community Hubs. The backpacks include supplies like notebooks, pencils, folders, and art supplies, for students to use as they participate in distance learning either at home or from a Community

Hub. This year's backpack giveaway is funded by the City's Give2SF COVID-19 Response and Recovery Fund.

“The fact of the matter is that the pandemic exposed what we knew before shelter in place — that community-based education supports are as fundamental to the health and well-being of San Franciscans as food and shelter,” said Theo Miller, HOPE SF Director in the Office of the Mayor. “Through the Community Hub Initiative, our communities have shown their extraordinary resilience and innovation, partnering with the City and residents in ways that beat back the effects of this virus on educational access, give us hope for our futures, and strengthen our neighborhoods for the long haul.”

In addition to the Community Hubs, the San Francisco Recreation and Park Department recently launched Emergency Child and Youth Care spaces at five recreation centers to serve the children of healthcare workers and City employees serving as Disaster Service Workers. Programming began on August 31st at the Glen Park, Richmond, Sunset, Hamilton, and Potrero Hill recreation centers.

“Starting on day one of the stay at home order, we have provided kids safe, fun ways to play and given parents piece of mind—be it through emergency child care or summer camps,” said Phil Ginsburg, General Manager of the Recreation and Parks Department. “We are so proud to be a part of giving San Francisco kids support, joy and a sense of normalcy.”

In accordance with recent state and local public health guidance, the Hubs will host up to three cohorts of 14 children at over 100 sites throughout the city. Hub sites include recreation centers, branch libraries, churches, cultural centers, and several community-based organization sites. The Hubs are designed to keep students and staff safe; each location will operate under a City-approved Health and Safety Plan and will follow all masking and social distancing requirements. All staff members will have access to regular COVID-19 testing.

For more information about the Community Hubs Initiative, go to: [dcyf.org/care](https://dcyf.org/care).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF PILOT PROGRAM TO PROVIDE BASIC INCOME TO BLACK AND PACIFIC ISLANDER WOMEN DURING PREGNANCY  
**Date:** Monday, September 14, 2020 1:28:50 PM  
**Attachments:** [09.14.20 Abundant Birth Project.pdf](#)

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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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(628) 652-7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Monday, September 14, 2020 at 12:01 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LAUNCH OF PILOT PROGRAM TO PROVIDE BASIC INCOME TO BLACK AND PACIFIC ISLANDER WOMEN DURING PREGNANCY

**FOR IMMEDIATE RELEASE:**

Monday, September 14, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES LAUNCH OF PILOT PROGRAM TO PROVIDE BASIC INCOME TO BLACK AND PACIFIC ISLANDER WOMEN DURING PREGNANCY**

*The Abundant Birth Project is the first program of its kind in the country, and will study the health impacts of providing people with targeted supplemental income during pregnancy and for six months postpartum*

**San Francisco, CA** — Mayor London N. Breed, in partnership with Expecting Justice, today announced the launch of the Abundant Birth Project, a pilot program that provides targeted basic income to women during pregnancy and after giving birth. The pilot will provide an unconditional monthly income supplement of \$1,000 to approximately 150 Black and Pacific Islander women in San Francisco for the duration of their pregnancy and for the first six months of their baby's life, with a goal of eventually providing a supplement for up to two years post-pregnancy. Expecting Justice, a collective impact initiative led by Dr. Zea Malawa

at the San Francisco Department of Public Health and supported by the Hellman Foundation and the UCSF California Preterm Birth Initiative, will study the resulting health impacts of the pilot program, which is the first of its kind in the United States.

The Abundant Birth Project is a simple, yet novel, approach to achieving better maternal health and birthing outcomes: provide pregnant Black and Pacific Islander women a monthly income supplement for the duration of their pregnancy and during the postpartum period as an economic and reproductive health intervention. Prematurity is a leading cause of infant mortality and has been linked to lifelong conditions, such as behavioral development issues, learning difficulties, and chronic disease. In San Francisco, Black infants are almost twice as likely to be born prematurely compared with White infants (13.8% versus 7.3%, from 2012-2016) and Pacific Islander infants have the second-highest preterm birth rate (10.4%). Furthermore, Black families account for half of the maternal deaths and over 15% of infant deaths, despite representing only 4% of all births. Pacific Islander families face similar disparities.

“Providing guaranteed income support to mothers during pregnancy is an innovative and equitable approach that will ease some of the financial stress that all too often keeps women from being able to put their health first,” said Mayor Breed. “The Abundant Birth Project is rooted in racial justice and recognizes that Black and Pacific Islander mothers suffer disparate health impacts, in part because of the persistent wealth and income gap. Thanks to the work of the many partners involved, we are taking real action to end these disparities and are empowering mothers with the resources they need to have healthy pregnancies and births.”

The project is a fully funded public-private partnership designed under the collaborative change model, a process which directly involves all impacted and interested parties in decision-making. The Abundant Birth Project entered its design phase after receiving a Hellman Collaborative Change Initiative grant from the Hellman Foundation, and has since gone on to also receive an award of \$1.1 million from Jack Dorsey’s #startsmall campaign, \$200,000 from Genentech, and \$200,000 from the San Francisco Department of Public Health. Additional funders include California Preterm Birth Initiative at UCSF, WKKF (Kellogg Foundation), San Francisco Health Plan, Tipping Point, Economic Security Project, Walter and Elise Haas, San Francisco Foundation, and Friedman Family Foundation.

“Structural racism, which has left Black and Pacific Islander communities particularly exposed to COVID-19, also threatens the lives of Black and PI mothers and babies,” said Dr. Zea Malawa. “Providing direct, unconditional cash aid is a restorative step that not only demonstrates trust in women to make the right choices for themselves and their families, but could also decrease the underlying stress of financial insecurity that may be contributing to the high rates of premature birth in these communities. It is exciting to be in a city that not only calls out racism as a problem, but also takes steps to heal the wounds left by decades of injustice and anti-Black sentiment.”

“San Francisco has seen lasting health disparities in the Black and Pacific Islander communities, which we cannot allow to continue,” said Dr. Grant Colfax, Director of the San Francisco Department of Public Health. “The Abundant Birth Project addresses those disparities in a positive and active way, to directly benefit expecting mothers and their babies in those communities.”

One theory for these unacceptable disparities is the growing racial wealth gap in San

Francisco. Even before the pandemic, Black and Pacific Islander families faced some of the greatest degrees of income inequality in San Francisco. The median annual household income for Black and Pacific Islander families in San Francisco is close to \$30,000 and \$67,000 respectively, compared with over \$104,000 citywide.

The Abundant Birth Project will work with local prenatal care providers and the City's own network of pregnancy support services to identify and enroll eligible clients over the next two years. The project will target low-income and middle-income pregnant people with the income supplement given the high cost of living in San Francisco.

The community itself was involved at every phase of development of the Abundant Birth Project program. Black and Pacific Islander mothers were part of the design team and have been recruited and trained as community researchers to engage pregnant mothers and women with children to obtain accurate on-the-ground data about the actual needs of potential participants.

“The Abundant Birth Project is exactly the kind of innovative, community-driven social policy solution that the Hellman Collaborative Change Initiative was designed to support,” said Susan Hirsch, Executive Director of the Hellman Foundation. “When we made the first grant to this project a year ago, we did so cognizant of the fact that Black and Pacific Islander mothers have long faced structural racism that impacts the ability to have healthy birth outcomes, and that for too long those concerns went unaddressed by those in power. What we never could have imagined was how the current pandemic would rip open a chasm within our society and make clear exactly why we all must listen to those with lived experiences — the very people who have been sounding the alarm and providing cogent and restorative solutions all along. It is our responsibility not just as a donor community but as human beings to listen to one another, to encourage others to do the same, and to partner with local government to address seemingly intractable problems that are the consequences of years of inequality.”

“Despite decades of research and investment in clinical and behavioral interventions, the racial inequities in preterm birth persist, with Black and PI pregnant people the most affected in San Francisco,” said Dr. Larry Rand, Principal Investigator of the UCSF Preterm Birth Initiative, funded by Marc and Lynne Benioff. “So, it's crucial that we focus our efforts on developing more upstream interventions like the Abundant Birth Project to really turn the curve on the preterm birth epidemic. We feel very fortunate to be a partner in this truly innovative project and in a city that is supportive of research that is rooted in community wisdom and racial justice. By improving outcomes for those who experience the worst outcomes, we can improve outcomes for all pregnant people.”

“Two years ago as Supervisor, I helped launch a citywide doula program in partnership with Expecting Justice and DPH,” said Malia Cohen, member of the California State Board of Equalization and San Francisco Police Commissioner. “This work left a tremendous impact on my personal life. I recently gave birth outside of a hospital with support from a dedicated team of midwives and doulas. The Abundant Birth Project is a smart, groundbreaking proposal that will enrich childbirth for so many, helping pregnant women and new mothers navigate an extremely delicate moment in life. I'm so proud of the hard work and collaboration that brought us to this point and I am hopeful that this caring approach to benefits distribution will substantively reduce the financial burden associated with birth and help us to increase positive birth outcomes for mother and baby.”

Led by Expecting Justice, a Black-led Birth Justice initiative based in the San Francisco Department of Public Health grounded in the principles of collective impact, the Abundant Birth Project is a collaboration between the Department of Public Health, the California Preterm Birth Initiative at UCSF, UC Berkeley School of Social Welfare, the San Francisco Human Rights Commission, the San Francisco Treasurer's Office, the San Francisco Human Services Agency, and First 5 San Francisco.

### **Expecting Justice**

Expecting Justice is taking an innovative, multicomponent approach to reduce the astonishing rates of preterm birth and infant mortality among Black and Pacific Islander communities. Using a racial equity framework, the approach includes a focus on increasing access to community doula care, increasing economic access in Black and Pacific communities, and anti-racism promotion within San Francisco's programs, services and institutions.

### **Hellman Foundation's Collaborative Change Initiative**

The Collaborative Change Initiative was created to honor legendary philanthropist Warren Hellman. His tenacious, pragmatic and creative approach to collaborative change brought diverse stakeholders together to roll up their sleeves and tackle tough local challenges. The initiative also reflects the priorities of the current Hellman Foundation leaders, who are driven by an agenda for fairness and justice for Bay Area communities and believe in the power of collaboration as a strategy to impact these goals. Since 2014, the Hellman Collaborative Change Initiative has awarded close to \$5.5M to enable collaborations in Alameda and San Francisco Counties to scale exciting solutions and impact systems, tackling disparities in health, education and opportunity.

### **UCSF California Preterm Birth Initiative (PTBI)**

The UCSF California Preterm Birth Initiative (PTBI) is a research enterprise whose mission is to eliminate racial disparities in preterm birth and improve health outcomes for babies born too soon through research, partnerships and education grounded in community wisdom. PTBI conducts and funds transdisciplinary research to identify promising interventions that can turn the curve on the preterm birth epidemic and create positive change for Black and brown families. Funded by Lynne and Marc Benioff, PTBI asserts structural and interpersonal racism along with other key social determinants are important drivers of an epidemic that disproportionately affects women of color in our state, and nationally.

### **#STARTSMALL**

#startsmall is Jack Dorsey's philanthropic initiative to fund global COVID-19 relief, girls' health and education, and efforts towards Universal Basic Income. Dorsey transferred \$1 billion (28% of his wealth) to #startsmall in 2020.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Make it smaller.  
**Date:** Monday, September 14, 2020 9:09:29 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)

[San Francisco Property Information Map](#)



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---

**From:** Helen Jones <[alandhell@gmail.com](mailto:alandhell@gmail.com)>

**Sent:** Monday, September 14, 2020 8:13 AM

**To:** [oel.koppel@sfgov.org](mailto:oel.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)>; [friendsofjuricommons@gmail.com](mailto:friendsofjuricommons@gmail.com)

**Subject:** Make it smaller.

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

Dear Planning Commissioners:

re: Case No: 2017-015039DRP

[350-52 San Jose Avenue](#)

What happened to the 4 rent controlled apartments at [350-52 San Jose Ave](#)?

Where are the “low income” units in their proposal?

A seventy foot rear extension, plus a fifteen foot front extension? The builder’s LUXURY proposal is [3x larger than other buildings on our street](#). We need affordable housing, NOT luxury condos towering over our yards and Juri Commons park!

The back yard at 350-52 San Jose needs to stay unchanged as open, healthy, yard space. A large, 3-story building (120’ long) would block views from the park, cast shadows, lessen the quality of life in our neighborhood, surrounding properties and it is a violation of the open space/yard rules.

I want a smaller, 2-story building with affordable housing!

Alan Bretz  
[alandhell@gmail.com](mailto:alandhell@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Too big  
**Date:** Monday, September 14, 2020 9:09:13 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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---

**From:** Helen Jones <[alandhell@gmail.com](mailto:alandhell@gmail.com)>

**Sent:** Monday, September 14, 2020 8:10 AM

**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)>; [friendsofjuricommons@gmail.com](mailto:friendsofjuricommons@gmail.com)

**Subject:** Too big

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9/13/20

re: [350 San Jose Avenue](#)

Dear SF Planning Commissioners,

I am strongly opposed to the above mentioned project going forward. This proposed monstrosity is not suitable for this neighborhood and will have detrimental impact upon residents lives. The proposed height will take it much higher than the existing buildings and will certainly become a light issue for Juri Park and the adjoining properties. The increase in units to 12, more people, more cars, more garbage, more traffic.

- 1 – I want a smaller building.
- 2 – Do not impact Juri Commons park!
- 3 – Keep the four, rent-controlled apartment units.
- 4 – Eliminate all balconies, porches and outside decks. They are too noisy!

Thank you for taking the time to read my objection and concerns to the proposed project.

Sincerely

Helen Jones  
[alandhell@gmail.com](mailto:alandhell@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 350 San Jose Ave  
**Date:** Monday, September 14, 2020 9:08:52 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Christine Schilling <cschilling722@gmail.com>

**Sent:** Sunday, September 13, 2020 10:52 AM

**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

**Cc:** Risley Sams <risleysams@gmail.com>

**Subject:** 350 San Jose Ave

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9/2/20

Dear Planning Commissioners:

In reference to: 350 San Jose Avenue

My name is Christine Schilling and I am next to the easway of 350 San Jose Avenue. I was appalled to learn during the last Discretionary Review, that the Planning Commissioners received materials saying there was “no neighborhood opposition” to the 350 proposal. This is false as there were many members on the call in fact over 50 and we did not get to voice our opinion. In addition to the letters and made phone calls to Esmeralda Jardines and David Winslow voicing their opposition to the 350 plan, we are concerned that the proper processes and procedures within the county were not obeyed. We plan to look into this further.

According to UDAT meeting notes from 10/12/18, the Planning Department told the developer to reduce the height, depth and mass of their plan to be in line with Residential Design Guidelines, and to add open space on the property. These recommendations were in line with the concerns of neighbors. And legally, Juri Commons should not have any additional shadowing at all because it is an “exceptional” circumstance, (a public park).

Then the developers came back with an even bigger proposal, including a bunch of balconies that were “not recommended” by the Planning Department, and the bigger plan is approved, this does not prove to voice the concerns of the community at large.

We want a shorter, smaller, 2-story plan with 5’ setbacks on both the North and South side easements. This is extremely important to me because we live near the property line on the ground floor. Without these recommended setbacks, my privacy as a woman will be violated. My safety is my main concern when you allow them to take over our easement that we have had for decades. This creates a security issue for myself and my family.

Please use your power to understand my voice as a female with a family who will have continued security issues from the approval of the project. Enforce your own recommendations and reduce the size and impact of this project.

Thank you,

Christine Schilling  
340 San Jose Ave  
[cschilling@gmail.com](mailto:cschilling@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Scaling down 350 San Jose Plan  
**Date:** Monday, September 14, 2020 9:08:34 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Annie Jiao <anniej94us@gmail.com>

**Sent:** Saturday, September 12, 2020 6:26 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>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>

**Cc:** friendsofjuricommons@gmail.com

**Subject:** Scaling down 350 San Jose Plan

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

**To:** The Planning Department and Commissioners  
**Re:** Scaling down 350 San Jose Plan

I'm a resident of 23 Juri St and I support a downsize of the development at 350 San Jose Avenue. It would be an intrusion for the rest of the properties that face Juri Commons inner-

block area. Presently, all the properties that border Juri Commons are set up at diagonal angles so that neighbors are not staring at each other, and windows are not peering down on people in the park. This is a mutually-shared space. Please don't allow one owner to drastically alter the visual and sound space or to build a place that spies down on other properties and on the park and casts shadows on everyone else. Whatever they build, make it fit in with the inner block and the park, not dominate over everything else.

Thank you for any relief you can give us.  
Annie Jiao

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed 350 San Jose Project  
**Date:** Monday, September 14, 2020 9:08:16 AM  
**Attachments:** [opposition\\_350\\_San\\_Jose\\_Letter-R\\_Sams.docx](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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---

**From:** Risley Sams <risleysams@gmail.com>

**Sent:** Saturday, September 12, 2020 6:03 AM

**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:** Proposed 350 San Jose Project

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September 12, 2020

Re: Opposition to proposed 350 San Jose Avenue project

Dear Planning Commissioners:

My name is Risley Sams, I live with Christine Schilling at 340 San Jose Avenue who sent you a letter earlier, voicing her strong opposition to this monstrosity of a project. I too live on the bottom floor of 340 San Jose Ave right next to the easement that runs between my building and 350 San Jose Avenue. I too was appalled to learn during the last Discretionary Review, that the Planning Commissioners received materials saying there was “no neighborhood opposition” to the 350 proposal. This is false as there were many members on the call that day, myself included. My name is on the original DR filed opposing this project and I stand fervently against this project along with numerous other neighborhood constituents.

In addition to the letters and made phone calls to Esmeralda Jardines and David Winslow voicing their opposition to the 350 plan; we are concerned that the proper processes and procedures within the county were not obeyed. We demand that you look into this issue further and we had to hire an attorney to represent many of us affected by this project to protect us from the planning department’s procedural failures in this project.

According to UDAT meeting notes from 10/12/18, the Planning Department told the developer to reduce the height, depth, and mass of the developer’s plan to be in line with Residential Design Guidelines, and to add open space on the property. These recommendations were in line with the concerns of neighbors. And legally, Juri Commons should not have any additional shadowing at all because it is an “exceptional” circumstance, (a public park).

Then the developers came back with an **even larger** proposal, including a bunch of balconies that were “not recommended” by the Planning Department, and the bigger plan was approved! The temerity displayed by the developers in this move not only shows that they do not respect their community neighbors but the Planning Department as well. Obviously, the community at large was neglected in this decision and we cannot believe the project was allowed to move forward in the process.

As the closest neighbor to the project living with my Fiancée, we want a shorter, smaller, 2-story plan with 5’ setbacks on both the North and South side easements. This is extremely important to me because we live near the property line on the ground floor which shares the easement and the plans call for an entrance door directly across from our bedroom window! Without these recommended setbacks, our privacy is dramatically affected. Furthermore, strange people will be using our front steps and easement as an entryway to their units which poses a serious safety issue. Safety is my main concern when you allow them to take over our easement that we have had for decades this creates a security issue for myself and my family.

Furthermore, our backyard which runs along Juri Commons that enjoys lovely afternoon sunshine will be completely shadowed by this project. It will ruin the sun that comes into my kitchen and alter the quality of life we enjoy.

We ask you to enforce your own recommendations and reduce the size and impact of this project. I have lived in my place at 340 San Jose Avenue for nearly 14 years and it is home for me. This project next door if it proceeds as planned will radically alter that.

Thank you,

*Risley Sams*

Risley Sams

340 San Jose Ave

[risleysams@gmail.com](mailto:risleysams@gmail.com)

**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 17, 2020  
**Date:** Friday, September 11, 2020 2:35:47 PM  
**Attachments:** [20200917\\_cal.docx](#)  
[20200917\\_cal.pdf](#)  
[CPC Hearing Results 2020.docx](#)  
[Advance Calendar - 20200917.xlsx](#)

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Commissioners,  
Attached are your Calendars for September 17, 2020.

Commissioner Koppel,  
Please review the previous hearing and materials for Francisco.

Enjoy the weekend, as best you can,

**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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT PHASE OF REOPENING TO BEGIN ON MONDAY  
**Date:** Friday, September 11, 2020 9:11:14 AM  
**Attachments:** [09.10.20 Reopening Update COVID-19.docx.pdf](#)

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Jonas P. Ionin,  
Director of Commission Affairs

San Francisco Planning  
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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:** Thursday, September 10, 2020 at 4:06 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT PHASE OF REOPENING TO BEGIN ON MONDAY

**FOR IMMEDIATE RELEASE:**

Thursday, September 10, 2020

Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**SAN FRANCISCO ANNOUNCES NEXT PHASE OF  
REOPENING TO BEGIN ON MONDAY**

*Indoor personal services and indoor gyms and fitness centers with limited capacity, hotels, and other lower risk indoor and outdoor activities will move forward on Monday, September*

*14*

**San Francisco, CA** — Mayor London N. Breed, Dr. Grant Colfax, Director of Health, and Assessor-Recorder Carmen Chu, co-Chair of the City's Economic Recovery Task Force, today announced San Francisco is moving forward with additional reopening on Monday, September 14. In addition to previously announced businesses and activities planned for mid-September, indoor personal services with limited capacity and indoor gyms with limited capacity will also be opening this coming Monday.

"I'm so glad we can move forward earlier than expected to reopen more businesses that have been closed since March. These businesses have been struggling, and starting Monday, they'll

finally be able to serve customers again, with the necessary safety precautions and modifications in place,” said Mayor Breed. “It’s on all of us to keep doing our part so that we can get more businesses reopened, get our kids back in school, and keep making progress on our economic recovery. Wearing face coverings when you go out, keeping your distance, and washing your hands will help us keep the rate of transmission down and will help San Francisco recover from this pandemic.”

San Francisco’s resumed reopening started on September 1 and will continue on Monday, September 14 with additional outdoor and indoor activities, including services that are opening earlier than the City previously announced. The businesses and services that will resume indoors with limited capacity include hair salons, barber shops, massage services, nail salons, gyms and fitness centers with limited capacity. Only those services where face coverings can be worn at all times by everyone involved will reopen at this time.

As previously announced, hotels, outdoor family entertainment centers, drive-in entertainment like outdoor movies, and outdoor tour buses and boats will also reopen on the 14th under rules for outdoor gatherings. Indoor museums and galleries may submit health and safety plans the week of September 14th and will be able to open as early as September 21st following submission of their plan to the Department of Public Health. Additional services, businesses, and activities will resume over the coming weeks and months as long as San Francisco continues to make progress on limiting the spread of COVID-19.

On Monday, September 14, Community Hubs will open in San Francisco to support students with distance learning. Given San Francisco’s recent success in slowing transmission, in-person learning and child and youth development activities will also be opened on a rolling basis. The goal is for in-classroom learning to resume on a rolling basis, starting with the youngest children, for whom distance learning has been the most challenging. The City anticipates in-classroom learning with limited capacity for TK-6th grade will begin to resume September 21st for schools that have submitted a safety plan and have received approval. Other child and youth development activities are underway, including after-school programs and childcare facilities.

On Friday, August 28, the State issued new criteria and a colored-coded tiered system, which replaced the watch list. San Francisco was placed on the “red” tier, which provides the City the discretion to move forward with reopening some activities, including the activities that will resume on Monday. While San Francisco recognizes the State’s thresholds, the City will continue on a reopening path based on its local health indicators and unique challenges and successes, and maintains the ability to open more gradually than what the State allows.

To support a safer reopening, the Office of Economic and Workforce Development is coordinating the distribution of free personal protective equipment for San Francisco’s small businesses. Small businesses that would like to request a 30-day supply of hand sanitizer, surgical masks, and face shields should coordinate with their nearest participating community-based organization. Program details and availability can be found online [here](#).

“Given our local trend in COVID indicators, low-risk, limited capacity indoor activities may resume,” said Dr. Colfax. “We will continue our gradual reopening as it allows us to monitor the spread, manage its immediate challenges and mitigate the long-term impact on our city. Our reopening pace continue to be informed by our ability to manage the risk of more activity that may result in more cases and hospitalizations. Our success is contingent on everyone

doing their part, including wearing face coverings, social distancing, and avoid large gatherings.”

“Our hairdressers, barbershops, nail salons, and gyms haven’t been able to operate indoor for months and workers and business owners have shared the real urgency to reopen,” said Assessor Carmen Chu, Co-Chair of the Economic Recovery Task Force. “Today’s announcement makes it possible for businesses to begin to rebuild.”

“Today, as we prepare to reopen additional businesses indoors for the first time in months, it’s important to remember that our progress is not automatic or inevitable,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “In June, we had to pause our reopening due to an alarming uptick in spread of the virus. Today, we’re able to move forward again, for the second time in less than a month, thanks to the personal sacrifices of so many San Franciscans to slow the spread. Let’s honor those sacrifices by continuing to do what’s necessary to stop this virus and keep reopening. Our small businesses are counting on us.”

The gradual reopening of businesses and activities will increase travel and interaction throughout the city, which means increasing community spread of the virus and an increase in cases. Public health officials will regularly assess the [Key Public Health Indicators](#), particularly new positive case counts and hospitalizations to ensure San Francisco has the necessary resources available for those that are infected.

San Francisco’s reopening plan is available online at [SF.gov/reopening](https://sf.gov/reopening). Reopening is dependent upon San Francisco’s Health indicators remaining stable or improving, and the plan is subject to change. All San Franciscans must do their part to limit the spread of COVID-19, including face masking, social distancing and handwashing. The reopening of most activities and businesses requires limited capacity and health and safety plans. San Francisco continues to evaluate ways to bring higher risk activities, including indoor movies, dining, bars, night life, and offices back safely.

## **San Francisco’s Path Forward to Reopening**

### **Monday, September 14 – Low Risk Outdoor and Indoor Activities**

- Indoor personal services, such as hair salons, barber shops, nail salons, massage services, tattoo and piercing, with limited capacity
- Indoor gyms, including one-on-one personal training, at limited capacity
- Hotels and other lodging, including short-term rentals
- Places of worship and political activities (one person at a time indoors for individual prayer or campaign office use; up to 50 people outdoors)
- Outdoor tour buses and open-air boats, with limited capacity
- Drive-in movies, with limited capacity
- Outdoor family entertainment, such as mini-golf, batting cages, and go-carts, with limited capacity, (but not amusement park rides and playgrounds at this time)

### **September 21 – Indoor Museums, Zoos, and Aquariums and TK-6<sup>th</sup> grade in-person learning**

- Indoor museums, zoos, and aquariums at a limited capacity and with a submitted health and safety plan
- In-classroom learning: TK-6<sup>th</sup> grade on rolling basis with approved health and safety

plan

**GOAL: End of September, Low Risk Indoor Activities**

- Places of worship, with limited capacity (25% of capacity indoors, up to 25 people; up to 50 people outdoors)

**GOAL: October, Middle School in-person learning**

- Middle schools, in-person learning, on rolling basis with an approved health and safety plan

**GOAL: November, High Schools, additional learning activities**

- High schools, in-person learning, on rolling basis with an approved health and safety plan

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2839 24th Street Conditional Use - Sept 17 Hearing Protest  
**Date:** Friday, September 11, 2020 8:56:05 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)

[San Francisco Property Information Map](#)



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](#).

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**From:** Steph <honeybadger@me.com>  
**Sent:** Friday, September 11, 2020 12:40 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>  
**Subject:** 2839 24th Street Conditional Use - Sept 17 Hearing Protest

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

I would like to voice my objection to the proposed conditional use authorization for 2839 24th St. This property is located on 24th St, one of the last retail districts in the mission. This area needs local retail businesses, and we continue to lose them because of greedy corporate landlords such as this one. The 24th-mission NCT zoning was put in place to protect ground floor retail locations just like this one, which the corporation owning this property blatantly ignored. This ground floor retail sits below a multi-unit residential building where the owner could have housed the current illegal occupants.

Allowing this property to be converted from retail to residential does not serve the local community and is a violation of the Calle 24 Special Use District guidelines and the Calle 24 Special Area Design Guidelines.

This unit and the property owner's adjacent 2841 24th St have blighted this neighborhood with

painted over storefront windows and illegal usage for years. The property owner is not making this conditional use request voluntarily, they cheated the city and the neighborhood for years and were finally caught. Do not reward this sleazy behavior.

Planning Code Section 303(c) (1) : The proposed feature is neither necessary or desirable - ground floor shops, art galleries, restaurants - local business are desirable, ground floor residential units do not belong on a retail corridor.

(2) The proposed use will be detrimental to the convenience and general welfare of persons residing in the vicinity - neighborhood residents depend on their local stores and services.

(2)(a) The size/shape of this unit is not conducive to the proposed use - it is a store with display windows, it is not suitable as a residence.

(2)(b) The accessibility and traffic patterns for persons and vehicles make this location unsuitable for the proposed change in use - It is a busy pedestrian retail street day and night, the unit is adjacent to a Liquor store and a restaurant - noise, vehicle fumes, etc make this unsuitable for residential use.

(3) The proposed project will not promote and will adversely effect the San Francisco General plan as follows:

Commerce Objectives 1/2/3/6: Project will cause a decline of economic growth, remove commercial activity, remove local employment opportunities, prevent emerging economic activities, and weaken viable neighborhood commercial areas by removing this retail location for small business use.

Urban Design Objective 1: Project will not protect the characteristic pattern which gives this neighborhood an image and sense of purpose - it will replace vibrant retail with a slumlord housing unit.

Mission Policy 1.1.3 - by removing retail use, project will not maintain the successful 24th St neighborhood commercial district

Mission Policy 1.1.6 - **by removing retail use**, project will not encourage small retail establishments in neighborhood commercial areas

Mission Policy 1.8 - **by removing retail use**, project will not maintain and strengthen the mission's neighborhood commercial areas

I would like to point out that the property owner has ongoing and a history of building inspection and planning code violations for this unit, and both other retail units on this parcel. The property owner is not interested in improving the neighborhood or helping its residents.

### **This conditional use only benefits the corporate property owner**

Please do not allow this corporate property owner to further gentrify our neighborhood, please enforce the zoning, Special Use District rules, and **Special Area Design Guidelines** - compel the property owner to return this location to retail use.

Thank you,  
Stephany Hernandez

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: In support of Cannabis Retail Establishment at 518 Brannan St  
**Date:** Thursday, September 10, 2020 3:39:30 PM

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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)

[San Francisco Property Information Map](#)

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**From:** Tony Quintana <tonyvq@gmail.com>  
**Sent:** Thursday, September 10, 2020 12:20 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** In support of Cannabis Retail Establishment at 518 Brannan St

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To whom it may concern:

I am reaching out to express my support for the Cannabis Retail Establishment at 518 Brannan St. I do not understand the opposition to this business and think participation in blocking the business reflects poorly on our community.

As a long-time resident of The Palms (located at 555 4th Street), I am dismayed and disappointed to see the prejudiced opposition coming from my neighbors.

The opposition to cannabis businesses seems to be born out of a fear of the "type-of-person" who would patronize these businesses. This seems biased and discriminatory. It reads as classist, and yes, racist. It is not a good look for SOMA.

Additionally, nothing kills property value like empty storefronts in a neighborhood. We're in a massive economic recession (stock market, aside). Businesses are shuttering and closing. We should let this business move forward.

I would like to voice my strong support for this new business.

Regards,  
Tony Quintana

Resident of:  
The Palms  
555 4th St #837  
San Francisco, CA 94107





After Alteration Starts  
1/21/14 10:00 AM - 10:00 AM, 10:00 AM, 10:00 AM



After Alteration Starts  
1/21/14 10:00 AM - 10:00 AM, 10:00 AM, 10:00 AM



Shot from my iPad