

**From:** [Hicks, Bridget \(CPC\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Ionin, Jonas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Teague, Corey \(CPC\)](#)  
**Subject:** Recommended addition of condition to 2016-008743CUA, 446-448 Ralston  
**Date:** Thursday, January 21, 2021 8:47:52 AM  
**Attachments:** [Draft Motion redlined \(ID 1218907\).docx](#)

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Hello Commissioners,

For the Project at 446-448 Ralston Street, 2016-008743CUA, we would like to recommend an additional condition of approval into the Motion.

Here is the redlined motion.

I will read this condition into the record today and am happy to answer any questions.

Thank you,  
**Bridget Hicks, Senior Planner**  
**Office of Executive Programs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7528 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1560 Folsom  
**Date:** Thursday, January 21, 2021 8:41:08 AM

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Please be advised we have received yet another request for Continuance.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** "Christensen, Michael (CPC)" <michael.christensen@sfgov.org>  
**Date:** Wednesday, January 20, 2021 at 6:48 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Richard Sucre <richard.sucre@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>  
**Subject:** FW: 1560 Folsom

Hi Jonas,

Surprise! My Project Sponsor for 1560 Folsom Street would like to request a continuance for their Project to February 4. Is this something that we can accommodate for this Executive Directive project?

**Michael Christensen, Senior Planner**  
**Southeast Quadrant Team / Current Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Sucre, Richard (CPC) <richard.sucre@sfgov.org>  
**Sent:** Wednesday, January 20, 2021 9:51 AM  
**To:** Eric Tao <eric@L37partners.com>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; James Abrams <jabrams@jabramslaw.com>; Daniel Belknap <daniel@L37partners.com>; Christopher Gebhardt <ChristopherG@ankrommoisan.com>  
**Subject:** RE: 1560 Folsom

Thanks Eric. We're glad to hear that you're working well with the community.

Since this is a SB-330 Project and we are moving up against the hearing limit in SB-330, do you agree to waive the right to include this continued hearing in the number of permissible hearings under SB

330?

We will reach out to Jonas and ask for this project to be continued to February 4<sup>th</sup>.

Thank You,  
Rich

**Richard Sucre, Principal Planner**  
**Southeast Team & Historic Preservation, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7364 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Eric Tao <[eric@L37partners.com](mailto:eric@L37partners.com)>  
**Sent:** Wednesday, January 20, 2021 9:45 AM  
**To:** Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; James Abrams <[jabrams@jabramslaw.com](mailto:jabrams@jabramslaw.com)>; Daniel Belknap <[daniel@L37partners.com](mailto:daniel@L37partners.com)>; Christopher Gebhardt <[ChristopherG@ankrommoisan.com](mailto:ChristopherG@ankrommoisan.com)>  
**Subject:** 1560 Folsom

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Just finished chatting with SomCAN, who on behalf of the stakeholders asked for another 1-month continuance. Listening to PRESIDENT Biden (feels good to say that), I'm emboldened by his calls for unity vs. division and Angelica and I agreed upon a 2-week continuance. At this point, we still have been provided no comments from their group.

I plan to check in with them constantly in the next two weeks. Please let me know what needs to be done to continue for 2-weeks.

Thank you for your assistance and patience.

Regards,

Eric

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR  
**Date:** Thursday, January 21, 2021 8:15:16 AM

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### Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Amy Kong <[amy@amykong.com](mailto:amy@amykong.com)>  
**Sent:** Wednesday, January 20, 2021 10:21 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Ray C. Kwong <[raykwong7@gmail.com](mailto:raykwong7@gmail.com)>  
**Subject:** Fwd: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

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Hi Planning Commissioner and Ms. Hicks,

I believe the email address I sent last night was wrong, please see this one here .  
Thank you !!

Amy Kong 鄭玉玲  
650-740-9928

Begin forwarded message:

**From:** Amy Kong <[amy@amykong.com](mailto:amy@amykong.com)>  
**Subject:** 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR  
**Date:** January 19, 2021 at 10:35:20 PM PST  
**To:** [Commission.secretary@sfgov.org](mailto:Commission.secretary@sfgov.org)  
**Cc:** [Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)



Good evening Planning commissioner and Ms. Hicks,

Hope things are well with you during this pandemic and wishing you a good New Year start.

I am the owner at 444 Ralston Street, SF., CA (right next to 446). Notice of Public hearing received 1/4/2021.

I am writing to you to oppose this proposal.

When I am reading the description, I am imaging the new building will go all the way to the property line which will leave no "hallway" like now anymore and it's going to be 3 stories high. I am very much concern about couple of things:-

1) the massive structure will **block all of the sunlight** coming in to my kitchen and bedroom (which is facing our light well)

2) parking situation will be worst. (If there is **not enough parking** garage inside the building then I will oppose this massive structure on this dense neighborhood.

- currently there are 3 cars consistently parking on the walkway in front of the house and on side walk already. I just cannot imagine with 4 units (I don't even know how many bedrooms will be there) it will just dramatically increase parking tension on the street.

- the day care makes it even challenging because I have been experiencing some parents will just park in front of my driveway and walk their kids over to the day care. Sometimes, double park with no one attending their car while drop kids off. I am really concern with **safety for the kids** as well

I know that the city is encouraging ADU and more housing stocks while people are using public transportation. But reality is not, people still have cars that needs parking spaces.

3) the playground has been an issue in the last so many years.

- The child care center allow kids playing around at the back, **screaming and yelling** (sometimes I have message Mr Chen to have their volume down because we are having conference call at home or resting during the day while being on call all night long for emergency situation.

- Even though in the last 3 plus years while their backyard is in a mess (I guess you know they illegally underpinned my property and build 9 feet tall retaining wall without permit, without property footing and thickness) but they have been letting loose those kids out playing in the dirt and uneven pavement, which is a **heath and safety issue** and this operator is allowing it happen...I have some random pictures I might be able to pull together for your reference as well.

4) legalizing the play structure and maintain only 5 feet on the yard

- - There are times that my camera captured people standing on top of the existing

“shade” and trying to climb over our backyard. I am really worry about safety since there is an ally way between 454 and 448 anyway, people can easily get through that climb over the “new structure in the backyard” and come over. **I strongly oppose this !**

Since the deadline to response is 1/21 which is fast approaching. I also have a meeting scheduled the same time slot as this hearing...would you please share my comments and either make appropriate adjustment on their design and disapprove the legalization of the play structure !

We truly appreciate your work; support and make sure considerations are heard and accommodated. Your prompt response is much appreciate. Looking forward in hearing from you soon.

Thank you so much for your time

Amy Kong 鄺玉玲  
650-740-9928  
Owner of 444 Ralston Street

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Guy, Kevin \(CPC\)](#)  
**Subject:** FW: 2019-020049CUA Proposal  
**Date:** Thursday, January 21, 2021 8:14:52 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Timothy Ko <[timothy.l.ko@gmail.com](mailto:timothy.l.ko@gmail.com)>  
**Sent:** Wednesday, January 20, 2021 7:12 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 2019-020049CUA Proposal

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For 1131 POLK STREET SF planning.

Please approve this proposal and not let it drag on. We need more businesses in lower nob hill and this would be a great addition to the community! I support this proposal!

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 330 Rutledge, 2020-010373DRP - Supplemental Reports for FILE  
**Date:** Thursday, January 21, 2021 8:12:32 AM  
**Attachments:** [Geoforensics 220241 Rudledge supplement.pdf](#)  
[Dyckman 2021-1 Figure 1 - site cross sections.pdf](#)

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### Commission Affairs

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**From:** NORMA GARCIA <pazng@sbcglobal.net>  
**Sent:** Wednesday, January 20, 2021 4:55 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Cc:** Stanley Riddell <sriddell@riddellaws.com>; Stanley Riddell <riddellstan@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 330 Rutledge, 2020-010373DRP - Supplemental Reports for FILE

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Dear David,

Attached please find a supplemental report from Dan Dyckman (GeoForensics), the engineering expert hired by 329 Montcalm St.

Tomorrow we are expecting to receive a supplemental report from Dr. Larry Costello, the arborist hired by 329 Montcalm St. We will share it with you as soon as we have it.

We would appreciate you adding these documents to the file to share with the Planning Commission.

Thank you,

Norma Garcia

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment January 21, 2021 re: Sunday Chron Article on 2626 Filbert Street  
**Date:** Thursday, January 21, 2021 8:12:08 AM  
**Attachments:** [IMG\\_6212.PNG](#)  
[IMG\\_6213.PNG](#)

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---

**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, January 20, 2021 3:53 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; 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>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>  
**Subject:** General Public Comment January 21, 2021 re: Sunday Chron Article on 2626 Filbert Street

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Dear Commissioners,

First of all, Happy Inauguration Day.

The January 17th Sunday Chronicle Real Estate Section had an article about 2626 Filbert which is for sale at \$18 Million.

Back on November 20, 2008 this site had a DR filed by neighbors. However.

This must have been one of the early Demolitions in the RH-1 approved administratively under Section 317 which was basically a brand new Planning Code Section back then.

At that time in 2008, the RH-1 value was \$1.54 Million and the house at 2626 Filbert Street had been purchased for over \$3 Million several years earlier.

The Commission took DR (DRA-0114) asking for changes to the windows and the outside louvres.

I watched the hearing on SFGOVTV and the Commissioners were quite uncomfortable with the Demolition of what everyone agreed was a sound structure.

At the hearing the project sponsors said it wasn't really a Demolition, but a "Deconstruction", meaning

everything was going to be removed from the site and recycled elsewhere. I don't if this was tracked, but in DRA-0114 the project sponsors testimony to do this was cited in the Findings.

Two points.

1. It is good planning policy that the Commission eliminated the RH-1 Administrative Approval last year in order to have greater oversight on Demolitions and to protect sound housing in these neighborhoods which are geographically most of the City.
2. The logical follow up to that legislation would be the adjustment of the Demo Calcs per Section 317 (b) (2) (D) to protect sound housing and preserve relative affordability as is allowed by the Planning Code and the Commission is empowered to do without legislation.

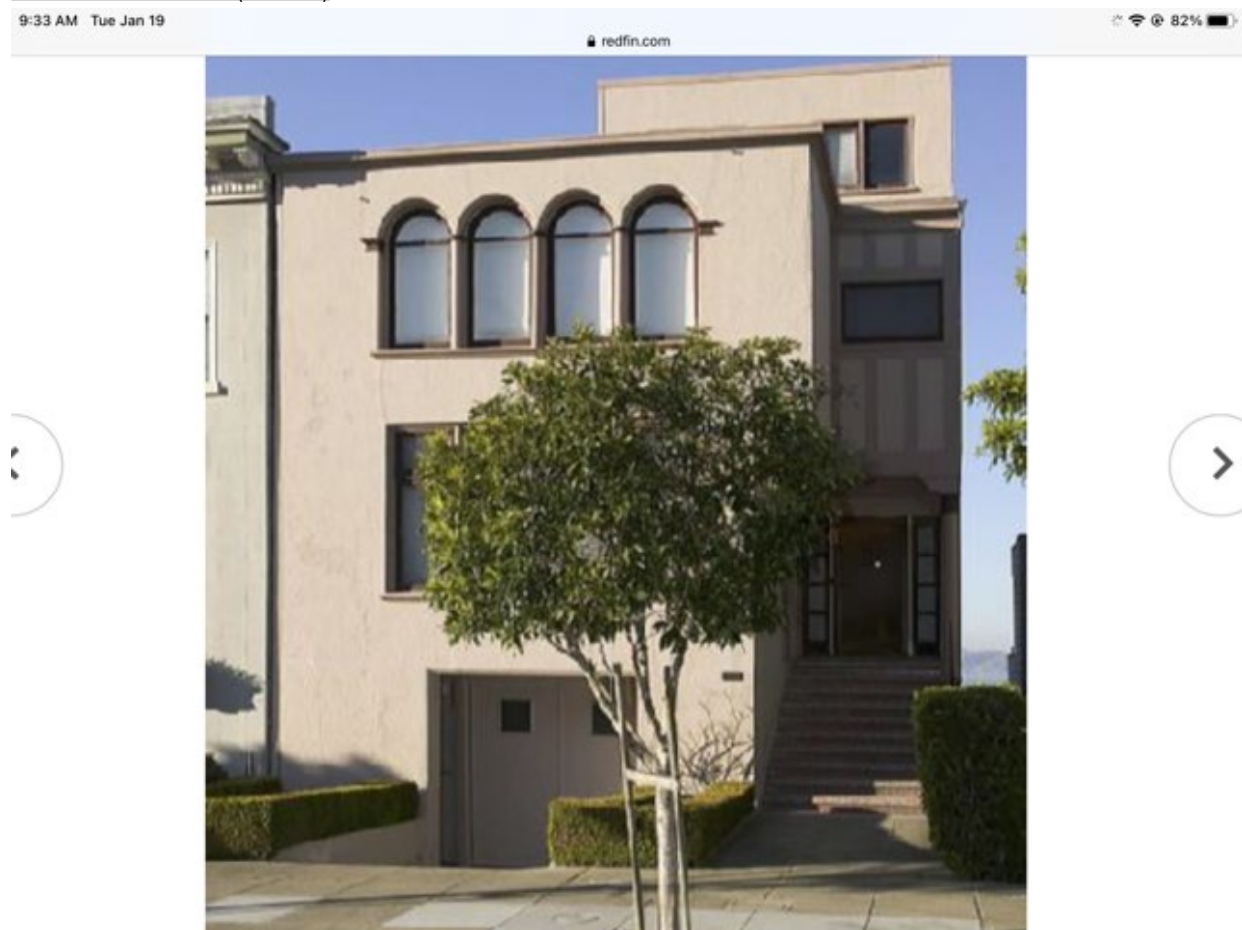
Please see the attachments below.

Thank you.

Sincerely,

Georgia Schuttish

2626 Filbert Street (before)



2626 Filbert Street (cleared lot)



2626 Filbert Street (currently for sale CFC issued in 2016)





From the neighbors Request for DR



## B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

Demolition of a building located in a potential historic district and a building that is sound constitutes exceptional and extraordinary circumstances.

Both the removal of an existing building and the new construction of a building out of character with the neighborhood conflict with Planning Code Section 101.1 Priority Policy (2) that states existing housing and neighborhood character be conserved and protected. Replacement building does not fit within the character of the neighborhood as detailed in the Residential Design Guidelines (Section 505(a)(b)(c)(3) and the CHNDG. The CHA Board has written a letter opposing the proposed project (see p. 5) Neither the demolition nor the new replacement building was reviewed under the Green Building Standards Ordinance (180-08, File No. 080063, Chapter 13C San Francisco Building Code).

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The neighborhood will be adversely affected with both the demolition of the existing building in a potential historic district and the new construction of the replacement building as designed.

Demolition, which according to Planner Craig Nikitas, "is a severe sustainability impact," and in this case is not a solution to building green. Per the Green Building Standards Ordinance 180-08, File No. 080063, "the greenest building is the one that already exists." The DR applicants agree, as does the American Institute of Architects' Committee on the Environment ([http://www.aia.org/hws/str\\_cote.cfm?pagename=cote\\_a\\_0701\\_preservation](http://www.aia.org/hws/str_cote.cfm?pagename=cote_a_0701_preservation)) and the CHA (9/16/08 Letter).

The Replacement building, although stated to be adhering to the new Green Building Standards, is out of character with the surrounding buildings on the block face. The "Flat Block of Filbert" is known for its unique setting, topography, architecture, landscaping, and community. It is this larger community and not the contiguous or across the street neighbor that has signed onto this DR application, because the severe impact of this proposed project has brought us together to protect our significant streetscape.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

Rehabilitate the existing structure using the new Green Building Standards and energy conservation methods. As stated in the Green Building Standards Ordinance:

"Preservationists" have estimated that it takes decades for an energy-efficient new building to conserve the amount of energy lost in demolishing an existing building, and that a green rehabilitation can greatly improve energy efficiency without compromising historic fabric and without the loss of embodied resources. Preservation, rehabilitation, and reuse of existing structures should be encouraged"

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Design Review: 476 Lombard (2018-017283DRP)  
**Date:** Wednesday, January 20, 2021 3:40:36 PM

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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  
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**From:** Vanessa Sturla <vis.dem@comcast.net>  
**Date:** Wednesday, January 20, 2021 at 3:40 PM  
**To:** "Joel.Koppel@sfgov.or" <Joel.Koppel@sfgov.or>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Shelley Bell <shelley@shelleybradfordbell.com>, "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 Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Subject:** Design Review: 476 Lombard (2018-017283DRP)

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President Koppel and Supervisor Peskin:

I am writing to you to express my strong concern and opposition to the proposed plans at 476 Lombard Street.

This building is determined to be a contributor to a National and California Register Historic District in 2019 by qualified architectural historians. Many elements in the project plan will be destructive to this historic landmark. The Retained Element Guidelines should be reviewed by the Planning Commission to evaluate the necessary protections for this historic building which was designed by Louis Mastropasqua.

This project negatively impacts this iconic area within the North Beach neighborhood. The rear additions in the project disrupt the rear yard pattern of the other properties on Stockton and Lombard. The third floor addition is an intrusion of the roof lines for the neighborhood and impedes natural light. A credible shadow study needs to be done. Additionally, many of the spaces are simply overbuilt to utilize every square foot allowable by planning and creates an imposing structure that is completely out of character for the neighborhood.

Based on these issues, this project should not be approved.

Thank you,  
Vanessa Irizarry

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)  
**Subject:** FW: Durkin v. CCSF - CPF-20-517317 - Notice of CMC  
**Date:** Wednesday, January 20, 2021 3:31:39 PM  
**Attachments:** [2021.01.20 Notice of Case Management Conference.pdf](#)  
[2021.01.20 POS \[SERVICE\].pdf](#)

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**From:** Chandni Mistry <[chandni@zfplaw.com](mailto:chandni@zfplaw.com)>  
**Sent:** Wednesday, January 20, 2021 3:03 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Lulu.wang@sfgov.org; PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Cityattorney <[Cityattorney@sfcityatty.org](mailto:Cityattorney@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; PEARSON, AUDREY (CAT) <[Audrey.Pearson@sfcityatty.org](mailto:Audrey.Pearson@sfcityatty.org)>; SKELLEN, LAUREN (CAT) <[Lauren.Skellen@sfcityatty.org](mailto:Lauren.Skellen@sfcityatty.org)>  
**Cc:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>; Ryan Patterson <[ryan@zfplaw.com](mailto:ryan@zfplaw.com)>  
**Subject:** Durkin v. CCSF - CPF-20-517317 - Notice of CMC

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Good afternoon,

Please find attached for service a Notice of Case Management Conference.

Thank you,

Chandni Mistry  
Administrative Assistant  
Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
Telephone: (415) 956-8100

Facsimile: (415) 288-9755

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

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter in support of 36 Delano Ave proposed addition  
**Date:** Wednesday, January 20, 2021 2:39:34 PM  
**Attachments:** [Letter in support of 36 Delano January 2021.pdf](#)

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Josie

**Josephine O. Feliciano**  
**Commission Affairs**

San Francisco Planning  
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**From:** david hooper <vpulgas@yahoo.com>  
**Sent:** Wednesday, January 20, 2021 12:56 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Letter in support of 36 Delano Ave proposed addition

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Please find attached below a letter of support for the proposed addition to 36 Delano Ave 2019-012567DRP

Thank you,  
David Hooper  
201 Delano Ave

**From:** [CPC-Commissions Secretary](#)  
**CC:** [Josephine O. Feliciano](#)  
**Subject:** Petition Regarding 448 Ralston  
**Date:** Wednesday, January 20, 2021 2:39:12 PM

---

Josie

**Josephine O. Feliciano**  
Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 415.478.7343 | [www.sfgov.org](http://www.sfgov.org)  
[jofeliciano@sfgov.org](mailto:jofeliciano@sfgov.org)

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**From:** Wan Zhen Chen <[wanzhenchen@gmail.com](mailto:wanzhenchen@gmail.com)>  
**Sent:** Wednesday, January 20, 2021 10:37 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>  
**Subject:** Petition Regarding 448 Ralston

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Hi,

I am Wanzhen Chen. In accordance to our email correspondence with Bridget Hicks suggested that I can gather signatures from our neighborhood in regards to our petition against proposed plans for 448 Ralston. As stated in the attached sheet, we wish that the building maintain its current setbacks of 3'6" in all floors for neighborhood and building consistency.

Thanks,

### Petition regarding 448 Ralston St.








The below signatures reflect community members who object to the proposed plan of 448 Ralston Street. We wish that the building maintain the current setbacks of 3' 6" on all floors for neighborhood consistency and building consistency.

Print name	Sign name	Phone number
Midlyn Chen		415-699-5820
Wanzhen Chen		415-580-5675
Yuting Li		415-910-7683
Gabrielle Mamane		(310) 912-2005
Alexis Jones		310 706 8143
Ang Lee		415-757-644
ROBERT PETERSON		510-760-7955



## Petition regarding 448 Ralston St.

The below signatures reflect community members who object to the proposed plan of 448 Ralston Street. We wish that the building maintain the current setbacks of 3' 6" on all floors for neighborhood consistency and building consistency.

Print name	Sign name	Phone number
Midlyn Chen		415-699-5820
Wanzhen Chen		415-580-5675
Yuting Li		415-910-7683
Gabrielle Mamane		(310) 912-2005
Alexis Jones		310 706 8143
Ang Lee		415-757-644
ROBERT PETERSON		510-760-7955

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Wednesday, January 20, 2021 2:38:59 PM

---

Josie

**Josephine O. Feliciano**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Gretchen Barley <[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)>  
**Sent:** Wednesday, January 20, 2021 9:59 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support for the 450 O'Farrell Essential Housing project

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Re: Support for the 450 O'Farrell Essential Housing project

Dear Planning Commissioners,

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space

- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Gretchen Barley

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

4159317377 2373 California St San Francisco, CA 94115 Constituent

Prepared by OneClickPolitics (tm) at <https://avanan.url-protection.com/v1/url?o=www.oneclickpolitics.com.&g=OGRIYWVhYmExMmFjOWZmMg==&h=MGY5ZTg1NDhkM2FmOWUxZWMyYzIxMjg1MmOwNTIIN2FjZDg4YjI4M2UxMGYyZlZlMGFmYjE3N2QwYzAxZTY4ZA==&p=YXAzOnNmZHOvOmF2YW5hbGpvZmZpY2UzNjVfZW1haWxzX2VtYWlsOmO0MTg4ZTlmMjRmY2MxYmI1Y2FlZWZmNjNlZjU2NDI0OnYx> OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [info@oneclickpolitics.com](mailto:info@oneclickpolitics.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 450 O'Farrell - continuance request  
**Date:** Wednesday, January 20, 2021 2:03:06 PM

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Commissioners,  
Please be advised that we have received a request to continue 450 O'Farrell on tomorrow's Agenda.

Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 1/20/21, 12:27 PM, "Boudreaux, Marcelle (CPC)" <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)> wrote:

Hello Jonas,  
The sponsor has requested a continuance for 2013.1535CUA-02 - on the 1/21 Planning Commission agenda - until February 4, 2021.

Thanks,

Marcelle Boudreaux, AICP, Principal Planner  
Citywide Cultural Resource Survey & Landmarks | Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7375 | [www.sfplanning.org](http://www.sfplanning.org)  
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-----Original Message-----

From: Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
Sent: Tuesday, December 29, 2020 1:46 PM  
To: Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
Cc: Fordham, Chelsea (CPC) <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>; Delumo, Jenny (CPC) <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)>  
Subject: Re: 450 O'Farrell - continuance request

Yes, Rich let me know yesterday.

Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>> San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 12/29/20, 1:10 PM, "Boudreaux, Marcelle (CPC)" <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)> wrote:

Hi Jonas - The sponsor has requested continuing 2013.1535CUA-02/ "450 O'Farrell" project from the January 7th hearing, and the Department supports this. The sponsor has requested January 21st, which is the date I'm including on the agenda for next week's hearing.

Let me know if you need anything. Thanks!  
Marcelle

Marcelle W. Boudreaux, AICP, Principal Planner  
Survey & Designations/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: 628.652.7375 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>  
Sent: Saturday, December 26, 2020 2:49 PM  
To: Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
Subject: 450 O'Farrell

I spoke with the sponsor for 450 O'Farrell and they'd like to continue until Jan 21. Hope you had a great Christmas. Rich

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Christensen, Michael \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Letter for the 321 Florida Street Development  
**Date:** Wednesday, January 20, 2021 10:16:11 AM  
**Attachments:** [Executed Letter of Support 11-19-2021 - 321 Florida St. - DM Development - SF Planning Commission.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  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Daniel Gregg <dgregg@nccrc.org>  
**Date:** Tuesday, January 19, 2021 at 3:32 PM  
**To:** "joel.koppel@sfgov.org" <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 Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Re: Support Letter for the 321 Florida Street Development

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

Please see attached a Support Letter from Carpenters Union Local 22 regarding the 321 Florida Street development. We would like this to be part of the packet.

Thank you.

All the best,

Daniel Gregg

Lead Field Representative

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE INAUGURATION OF PRESIDENT JOSEPH R. BIDEN AND VICE PRESIDENT KAMALA D. HARRIS  
**Date:** Wednesday, January 20, 2021 10:12:41 AM  
**Attachments:** [01.20.21 Inauguration President Joe Biden Vice President Kamala Harris.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  
Direct: 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:** Wednesday, January 20, 2021 at 9:21 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE INAUGURATION OF PRESIDENT JOSEPH R. BIDEN AND VICE PRESIDENT KAMALA D. HARRIS

**FOR IMMEDIATE RELEASE:**

Wednesday, January 20, 2021

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON**  
**THE INAUGURATION OF PRESIDENT JOSEPH R. BIDEN**  
**AND VICE PRESIDENT KAMALA D. HARRIS**

**San Francisco, CA** — Mayor London N. Breed today issued the following statement regarding the inauguration of President Joseph R. Biden and Vice President Kamala D. Harris:

“Today our country finally moves forward under new leadership that will deliver on the basic principles that can heal our fractured democracy: unity, common decency, and compassion for all Americans. With the swearing in of President Joseph R. Biden and Vice President Kamala D. Harris, we are ready to put the past behind us and step proudly to meet the incredible challenging months and years ahead.

The immediate commitments from President Biden have been clear and swift—a return to the Paris Climate Accord to continue our fight against climate change, a plan to overhaul our immigration laws, the repeal of the discriminatory travel ban, and the delivery of economic relief and eviction protections for those who are struggling right now. And most importantly, in this moment, this Administration has a real plan to slow the spread of this virus and deliver the vaccine so we can get control of a pandemic that has left over 400,000 Americans dead and wreaked havoc on our economy. This is a moment where leadership is truly stepping into the void, and I couldn't be more hopeful for tomorrow.



The joy I feel is overwhelming with the swearing-in of Kamala Harris as our Vice-President. I join millions of women across the country in finally seeing a woman take the oath for one of the highest offices in the country. I join millions of Black women across this country in seeing Vice-President Harris take a seat at the table that so many have fought to secure for so long. I am so proud of our new Vice-President, and I know she will be a relentless fighter for all people because she is committed to doing the work day in and day out.

Today is a proud day for our country. We are breaking barriers and we are bringing real leadership back to the White House. So today, we take this moment to celebrate, and relish in a time honored tradition that ushers in a new day of hope for our country. The path is clear. The need is great. And I believe our new leaders are ready to carry us forward to a better tomorrow.”

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: 321 Florida St. Record number 2018-016808ENX  
**Date:** Wednesday, January 20, 2021 8:23:39 AM

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Josie

**Josephine O. Feliciano**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Martin Lion <[martinlion@yahoo.com](mailto:martinlion@yahoo.com)>  
**Sent:** Tuesday, January 19, 2021 5:35 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 321 Florida St. Record number 2018-016808ENX

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I live at 1800 Bryant St., a half block from the proposed development at 321 Florida. My first comment on hearing details on this development was that this is entirely too large for the neighborhood. A NINE story building when everything else around it is somewhere between three and six - this will tower over everything. Yes, we need more housing, but this over the top (taking advantage of the density bonus law) and should be scaled down.

Specifically related to the impact on Franklin Square Park, there are two thoughts. First, the shadow (which some seem to be downplaying) is only part of the issue. Even at times when the building does not cast a hard shadow on the park it will block views, and reduce the beauty and quality of the park. Distant views of Mt Sutro and Twin Peaks, and even just plain blue skies, are important, and an over-sized building half a block away is not comparable. I read a comment elsewhere that said because there are trees in the park that have shadows that the building shadow is less important - I find this disingenuous (almost insulting). Being beneath a tree with dappled sunlight is completely different than being in the deep shadow of a huge building.

The second point related to the park is that this building cannot not be taken in isolation. There is also a huge development being discussed for the Muni Portrero Yard next to the park at 16th and Bryant. Current plans are for 12-14 stories and 525-575 units. This too will add shadows and block views from the park. The impact of BOTH developments on the park and the neighborhood needs to be considered

321 Florida should be no more than 6 stories so that it blends into the neighborhood and it's impact on the park is minimized. (Similar thoughts will be made to the Portrero Yard developers.) Both developments need to be scaled back to preserve quality of life in the neighborhood AND protect the value of the park.

Regards,  
Martin Lion

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: For File DR Hearing 1/28 - 330 Rutledge Boundry Exhibit of Common Line btw. 330 Rutledge and 329 Montcalm St  
**Date:** Wednesday, January 20, 2021 8:23:15 AM  
**Attachments:** [SURVEY 330 Rutledge - 329 Montcalm Exhibit.pdf](#)  
[330 Rutledge 2020-010373DRP Comment.msg](#)  
[330 Rutledge DR Hearing 121 \(2020-010373DRP\) Neighbor Comment.msg](#)  
[Address for sending your email.msg](#)

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Josie

**Josephine O. Feliciano**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** NORMA GARCIA <pazng@sbcglobal.net>  
**Sent:** Tuesday, January 19, 2021 4:43 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Stanley Riddell <riddellstan@gmail.com>; Bert Feuss <bertfeuss@yahoo.com>  
**Subject:** For File DR Hearing 1/28 - 330 Rutledge Boundry Exhibit of Common Line btw. 330 Rutledge and 329 Montcalm St

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

Dear Mr. Winslow,  
RE: 2020-010373DRP

We wanted to be sure this survey is part of the record to be shared with the Planning Commission members for the Discretionary Review Hearing involving 330 Rutledge, hearing date 1/28/21.

This is the land survey conducted by Foresight Land Surveying, Inc. in August 2020, at the request of 329 Montcalm St. It shows the location of two mature trees relative to the property line, the location of the existing concrete retaining wall at the rear of 329 Montcalm St, north of the shared property line, and details regarding the ledge and post holes 330 Rutledge excavated into the hillside at the property line,

immediately south.

This survey was completed by the same survey company used by 330 Rutledge when they established the location of the rear boundary lines between our properties in 2019.

Please let us know if you have any questions.

Thank you,  
Norma Garcia & Bert Feuss  
415 305-7409

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support the Design Review to modify the 476 Lombard Street (2018-017283DRP) project  
**Date:** Tuesday, January 19, 2021 3:00:31 PM

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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  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Savannah Sturla <ssturla@berkeley.edu>

**Date:** Saturday, January 16, 2021 at 12:02 PM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@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 Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>

**Cc:** Shelley Bell <shelley@shelleybradfordbell.com>, "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>, "Hyland, Aaron (CPC)" <aaron.hyland@sfgov.org>, "Matsuda, Diane (CPC)" <diane.matsuda@sfgov.org>, "kate.black@sfgov.org" <kate.black@sfgov.org>, Chris Foley <chris.foley@sfgov.org>, "Johns, Richard (CPC)" <richard.se.johns@sfgov.org>, "Pearlman, Jonathan (CPC)" <jonathan.pearlman@sfgov.org>, "So, Lydia (CPC)" <lydia.so@sfgov.org>

**Subject:** Please support the Design Review to modify the 476 Lombard Street (2018-017283DRP) project

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Dear Planning Commissioners,

Please consider denying or significantly reducing the project plans for 476 Lombard Street (2018-017283DRP). Several reasons for the project to be modified or denied are listed as follows. The architectural drawings are incomplete, with rooms' dimensions not marked on the drawings, although requested by staff. Planning staff required the Project Sponsor to make changes to the project which are still not shown in the current plans, for example, reducing the 3rd floor size, setting it further back, and angling the roof life to complement the front façade.

The building should be at minimum an addition that is respectful of the neighborhood's historic character and should not intrude on the privacy, light and air of its neighbors. By reducing the overall size of the large rooms, the 4–5-foot expansion into the rear-yard and decks can be eliminated, so that light and air to the DR requestors property is not degraded and to

avoid disrupting the rear-yard pattern for the surrounding homes on Lombard and Stockton Street.

Additionally, the Shadow Study was done on 3:30 pm on June 21<sup>st</sup>, during the summer solstice, when the sun is at its maximum tilt. The shadow study shows a significant amount of added shadow on the property, even at this strategically selected time. On all other days, the shadows added will be significantly larger, and block needed light to the apartments in adjacent buildings.

With the demolition and removal of original 1926 stones, there should be an asbestos and lead abatement plan for the surrounding neighbors who will experience additional air quality issues. Lastly, this is not a rental property and has been a family home with historical significance for almost 100 years. Thank you for your time and consideration.

All the best,  
Savannah Sturla

--

Savannah Sturla  
she/her/hers

B.S. Environmental Sciences, B.S. Molecular Toxicology Minor | Class of 2021  
University of California, Berkeley  
[ssurla@berkeley.edu](mailto:ssurla@berkeley.edu) | (925) 594-9440

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 330 Rutledge Discretionary Review Application 330 Rutledge - Neighbor Comment  
**Date:** Tuesday, January 19, 2021 2:08:36 PM

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Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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-----Original Message-----

From: Mueller Gretchen <[gretchmueller31@gmail.com](mailto:gretchmueller31@gmail.com)>  
Sent: Tuesday, January 19, 2021 11:01 AM  
To: Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 330 Rutledge Discretionary Review Application 330 Rutledge - Neighbor Comment

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

Dear Mr. Winslow,

I am a longtime neighbor to Norma Garcia and Bert Feuss who own and reside at the property at 329 Montcalm St. Their backyard abuts 330 Rutledge. They have always been good, responsible and helpful neighbors. They have maintained a lovely garden in the rear of their property which has been severely impacted by the actions of the residents of 330 Rutledge. The garden looks like it has been raped, and no care has been taken to preserve the health of the mature cotoneaster which is on the property line, either in the previous unpermitted actions of the residents of 330 Rutledge, or in their plans for the potential future wall. It would be a shame to lose such a tree when it is avoidable.

The suggestion of GeoForensics to create a stepped wall seems much preferable to installing a 10 foot high wall of concrete topped by a fence. All that concrete would seriously impact the property value and the quality of life for the residents of 329 Montcalm. I can't imagine looking into the backyard and seeing a 16 ft wall instead of the trees and plantings which grace it now.

I would also wonder how all the fill needed might impact the flow of groundwater as well as drainage and run-off from rain and watering.

The owners of 329 Montcalm have legitimate issues that need to be taken into consideration. I respectfully ask that you closely re-examine all aspects of the wall proposed by 330 Rutledge and its impacts on the adjoining properties to all three sides of 330 Rutledge.

Thank you for your attention to these matters.



Sincerely,  
Gretchen L Mueller  
1701 Alabama St

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO'S PARTICIPATION IN NATIONAL MEMORIAL TO LIVES LOST TO COVID-19  
**Date:** Tuesday, January 19, 2021 1:25:38 PM  
**Attachments:** [01.19.21 San Francisco Building Lighting COVID-19.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  
Direct: 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, January 19, 2021 at 1:23 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO'S PARTICIPATION IN NATIONAL MEMORIAL TO LIVES LOST TO COVID-19

**FOR IMMEDIATE RELEASE:**  
Tuesday, January 19, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO'S  
PARTICIPATION IN NATIONAL MEMORIAL TO LIVES  
LOST TO COVID-19**

*The first nationwide COVID-19 Memorial to Lives Lost is part of the inauguration of President-elect Joseph R. Biden, Jr. and Vice President-elect Kamala D. Harris*

**San Francisco, CA** — Today, Mayor London N. Breed announced that San Francisco will be participating in the national Memorial to Lives Lost to COVID-19 by lighting buildings across the city in amber and gold. The memorial will take place in Washington D.C. and nationwide on January 19, 2021 starting at 5:30 p.m. ET and continuing at 5:30 p.m. local time in cities and towns across the country. The memorial will feature the lighting of the Lincoln Memorial Reflecting Pool and the illumination of buildings and ringing of church bells in a national moment of unity and remembrance.

The program in Washington D.C. will emphasize the importance of looking back and remembering the lives we've lost to COVID-19 as we look forward to the hope of a new path and a brighter future. In San Francisco, the following buildings will be lit at 5:30 p.m. PT:

- San Francisco City Hall
- The Bill Graham Civic Auditorium
- The San Francisco Symphony's Davies Hall

- The San Francisco War Memorial and Performing Arts Center
- Coit Tower
  - The Conservatory of Flowers in Golden Gate Park
  - Grace Cathedral on Nob Hill
  - Chase Center
  - ORACLE Park
  - Salesforce Tower
  - San Francisco International Airport's International Terminal
  - The Embarcadero Center
  - 690 Folsom

Additionally, San Francisco's faith community will participate in the memorial by ringing bells at 2:30 p.m. PT.

"Today San Francisco will join cities across the country to light up our buildings in honor of the hundreds of thousands who have sadly lost their lives to COVID-19," said Mayor Breed. "While we continue to work every day to keep people healthy and get the vaccine out to protect our residents and workers, it's important for us to pause as a country and reflect on all that has been lost in the last year. The months ahead will not be easy, but as a country under the leadership of President-Elect Joe Biden and Vice-President Elect Kamala Harris, we can and will move forward together."

"The inauguration of President-elect Joe Biden and Vice President-elect Kamala Harris represents the beginning of a new national journey. However, in the midst of a pandemic – when so many Americans are grieving the loss of family, friends, and neighbors – it is important that we honor those who have died, reflect on what has been one of the more challenging periods in this nation's history, and renew our commitment to coming together to unite our country, end the pandemic, and rebuild our nation," said Pili Tobar, Communications Director, Presidential Inauguration Committee.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR HILLARY RONEN ANNOUNCE NEW FUNDING FOR SAN FRANCISCO'S RIGHT TO RECOVER PROGRAM  
**Date:** Tuesday, January 19, 2021 12:20:41 PM  
**Attachments:** [01.19.21 Right to Recover New Funding.pdf](#)

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**Jonas P Ionin**  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, January 19, 2021 at 11:43 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR HILLARY RONEN ANNOUNCE NEW FUNDING FOR SAN FRANCISCO'S RIGHT TO RECOVER PROGRAM

**FOR IMMEDIATE RELEASE:**

Tuesday, January 19, 2021

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

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

**MAYOR LONDON BREED AND SUPERVISOR HILLARY  
RONEN ANNOUNCE NEW FUNDING FOR SAN FRANCISCO'S  
RIGHT TO RECOVER PROGRAM**

*San Francisco allocates \$6 million to provide financial assistance for approximately 4,600 individuals who need financial support to isolate after testing positive for COVID-19*

**San Francisco, CA** — Mayor London N. Breed today announced that San Francisco will direct \$6 million in unspent Health Care Security Ordinance funds to the Right to Recover program. These funds create a new source of funding for the Right to Recover program that supports COVID-19-positive San Franciscans who need financial assistance while they isolate.

Established in July 2020 in collaboration with Supervisor Hillary Ronen, Right to Recover is administered through the Mayor's Office of Economic and Workforce Development (OEWD). Since then, the City has directed \$4.5 million to the program, which has served approximately 3,200 San Franciscans to date. Another \$400,000 in private donations has been pledged and is expected to be available to the program later this week. This new investment of \$6 million brings the total commitment to the program to \$10.9 million.

“We have seen clearly that those most vulnerable to COVID-19 are those that are not able to work from home and cannot afford to miss a paycheck,” said Mayor Breed. “Forcing people to

choose between putting food on the table and protecting public health is not a fair choice. Right to Recover offers them the resources that they need in order to take care of themselves and keep their family and community safe and healthy. I want to thank our Labor partners for working with us to ensure that we're supporting the unique healthcare needs of workers during this pandemic, which we all know is so vital to the health and safety of working people and our entire city.”

Right to Recover was implemented to offer a safety net for people that face financial hardship as a result of isolating following a positive test result. It aims to protect public health and ensure that a lack of financial resources does not deter anyone from getting tested and isolating.

COVID-19 has disproportionately affected communities of color in San Francisco, California, and across the United States. In San Francisco, Latinos make up 43% of reported cases of COVID-19 even though they make up just 15% of the city’s population. Many Latino, African American, Asian, immigrant and low-income communities in San Francisco are further disadvantaged by the fact that they do not qualify for Federal relief efforts, unemployment insurance, or loan programs. Prior to the global outbreak of COVID-19, rates of chronic illness, poor housing conditions, and low wages were already concentrated in these groups and the virus has disproportionately impacted these communities as well.

“The surge has had a particularly devastating effect on Latinx and immigrant communities in my district and around the City,” said Supervisor Ronen. “Over the New Year’s weekend alone, we had over 460 referrals to Right to Recover and have averaged about a 100 every day since then. The need is clear and present. Medical Reimbursement Accounts were specifically designed to help workers meet their healthcare expenses, so I want to thank the Mayor for making the funds available for those eligible workers who are diagnosed with COVID-19. The City must commit itself to explore all avenues of funding to ensure all workers can safely quarantine at home, without the fear of further economic hardship.”

The Right to Recover Program offers one-time financial support of \$1,285 to those who need monetary resources in order to isolate. To date, the program has been funded with private philanthropic dollars through Give2SF. The program funds are expected to be exhausted this month, in the midst of a surge of COVID-19 cases that threatens the Bay Area and much of California’s ICU capacity and has required San Francisco and most of the state to follow a strict Stay at Home order.

In order to stretch the remaining resources to the fullest extent and support as many people as possible, Mayor Breed issued a Mayoral Order to allow the City to allocate \$6 million from deactivated Medical Reimbursement Accounts (MRAs) created through the Health Care Security Ordinance (HCSO). These funds will only be available to pay for Right to Recover participants that have worked for an employer who has paid into the City Option MRA program, which includes many restaurants as well as retail, accommodation, and other service-sector employers. Right to Recover referrals who have not worked for a participating employer will receive assistance through the remaining private funds and the City continues to look for additional sources of philanthropic or private funding.

“As vaccine distribution continues ramping up in the days and weeks ahead, it is vital that we continue to prioritize support for our most vulnerable residents, many of whom are low wage workers,” said Joaquin Torres, Director of San Francisco’s Office of Economic and Workforce

Development. “By providing financial resources to those for whom quarantining presents significant financial hardship, Right to Recover funds encourage all San Franciscans to keep getting tested and to isolate whenever necessary without fear of being unable to pay their bills. These resources help to ensure our community moves forward together towards a fuller, more equitable recovery.”

The City’s Right to Recover program works hand-in-hand with the City’s contact tracing efforts. Through contact tracing, when a person tests positive for COVID-19, the Department of Public Health (DPH) conducts an interview with that person. During the interview, DPH will ask if they need financial support in order to isolate. If they do, contact tracers will refer the individual to the Office of Economic and Workforce Development and its community partners, Mission Economic Development Agency and Young Community Developers for Right to Recover intake and share information about other wraparound services to support residents around food security, housing assistance, and workforce services. Supervisor Hillary Ronen’s office, OEWD, and community partners have been closely monitoring accessibility and distribution of the funds and are now able to make money available within two to three days after diagnosis.

The Right to Recover program is designed to provide relief to individuals who test positive for COVID-19 and lack access to financial benefits such as unemployment insurance, paid sick leave or other benefits, for reasons including immigration status or lack of sufficient work history. The organizations conducting the intake for referrals to the program offer a comprehensive and culturally competent assessment as well as supporting individuals to access additional services.

During this assessment, participants are screened for their financial need and asked about their employment. Once a person’s participation in the program is confirmed, organizations send the participant a \$1,285.60 debit card. For those participants employed by businesses that contributed to the City Option, these funds will come from deactivated MRA accounts. DPH and community partners do not ask about citizenship or immigration status in the contact tracing interview or the Right to Recover assessment.

“The Right to Recover is a very innovative City program that was born out of the first UCSF partnership study with the Latino Task Force,” said Valerie Tulier-Lawia, a coordinator with the Latino Task Force. “We realized immediately how important this funding was to support essential workers who tested positive and would not have access to traditional paid leave, sick pay, or vacation pay in order to isolate themselves without experiencing the financial hardship that this pandemic has burdened our community with. The City’s effort to expand the Right to Recover is welcomed and so necessary.”

“Ongoing efforts such as Unidos en Salud, a partnership between UCSF, the Latino Task Force, the SF DPH and the Chan-Zuckerberg BioHub since April of last year have brought low barrier Rapid Test and Response to our most vulnerable communities impacted by COVID-19,” said Dr. Diane Havlir, infectious disease expert and co-founder of UCSF’s Unidos en Salud. “Key to the response is giving people who test positive the means to not only recover from their illness but also fulfill their responsibility to self-isolate and stop the chain of transmission. The Right to Recover is an essential part of the City’s COVID strategy.”

The HCSO is a San Francisco law that established several employer health care-related obligations enforced by the Office of Labor Standards Enforcement. Under HCSO, businesses

with 20 or more employees and nonprofits with 50 or more employees in San Francisco make health care expenditures including contributions to MRAs, which their employees can access for eligible medical expenses. The MRAs are normally designated for medical expenses and health care needs, however during the COVID-19 pandemic, there is an urgent need to provide people with additional resources so they can afford necessities to get healthy and protect public health.

“The San Francisco Labor Council supports the Right to Recover program. It is vitally important that workers who test positive for COVID-19 are able to shelter in place without having to worry about their employment and the loss of pay. The direct support this legislation will provide to working people will allow them to recover as well as slow the spread of this deadly virus in our community,” said Kim Tavaglione, Interim Executive Director of the San Francisco Labor Council.

“The Right to Recover program has been a tremendous help to my family,” said Angelica Rodriguez, a SoMa resident and Right to Recover recipient. “Two of my adult children and I were diagnosed with COVID and I was hospitalized for my symptoms. The day after I got out of the hospital, I found out that I temporarily lost my job. The following week, my kids and I received financial assistance that allowed us to recover and pay our bills without financial stress. We are so grateful!”

For more information on the Right to Recover program, call the Office of Economic and Workforce Development (OEWD) Workforce Hotline at (415) 701-4817 where representatives are available Monday through Friday to answer calls in multiple languages, or email [workforce.connection@sfgov.org](mailto:workforce.connection@sfgov.org). In the meantime, people can also check [oewd.org/covid19/workers](https://oewd.org/covid19/workers) to learn more or call 311.

The City’s relief programs are made possible from the Give2SF COVID-19 Response and Recovery Fund. In March, Mayor Breed announced three priority areas for the Give2SF Fund: food security, access to housing, and support for workers and small businesses, with a focus on assisting undocumented people and mixed-status households who otherwise may not have access to social safety net programs; seniors and people with disabilities; and small businesses. To donate to Give2SF, go to [www.Give2SF.org](http://www.Give2SF.org).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON MARTIN LUTHER KING, JR. DAY  
**Date:** Tuesday, January 19, 2021 11:11:49 AM  
**Attachments:** [01.18.21 MLK Day.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Monday, January 18, 2021 at 10:42 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON MARTIN LUTHER KING, JR. DAY

**FOR IMMEDIATE RELEASE:**

Monday, January 18, 2021

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON MARTIN LUTHER KING, JR.**  
**DAY**

**San Francisco, CA** — Mayor London N. Breed today issued the following statement regarding Martin Luther King, Jr. Day:

“Today we honor the life and legacy of Dr. Martin Luther King Jr, and we recommit to the vision and courage he embodied. More than ever, as we emerge from this pandemic, we must move this country forward to fulfill the ideals he fought for with his every breath.

This past year has been a painful reminder of the deep inequities that exist in our country. The pandemic has exposed the vulnerabilities that have long existed for our African-American community. We are also living through the traumatic but inspiring movement for racial injustice born out of the murder of black men like George Floyd by law enforcement. But from all that pain springs hope for progress. Hope that we can push forward Dr. King's vision step by step. That we can be relentless in doing the hard work to make real change for racial justice and economic justice. This must be at the forefront of everything we do as we lift ourselves up out of this pandemic.

While we can never stop our work to push forward, this week we can all take a pause to reflect on what will be an incredible moment when we see the first African-American woman be sworn in as Vice President of this country. It's hard to overstate what it will mean for so many



of us when Kamala Harris takes the oath of office on Wednesday. Black women have long been the backbone of our push for justice and equality, but never has one been elevated in the way Kamala Harris will be on Wednesday. She is another step in the fulfillment of Dr. King's Dream, and a reminder of what we can achieve when we commit ourselves to the work in his name."

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A shared future for UCSF Parnassus Heights  
**Date:** Tuesday, January 19, 2021 10:54:08 AM

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Josie

**Josephine O. Feliciano**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. 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:** Gordon Wintrob <Gordon.Wintrob.403725135@p2a.co>  
**Sent:** Friday, January 15, 2021 7:32 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A shared future for UCSF Parnassus Heights

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

To whom it may concern,

We need more housing in San Francisco. I am a SF resident, and advocate for UCSF's Comprehensive Parnassus Heights Plan and community benefits.

These important updates will allow UCSF to utilize smart urban planning to address local transportation, housing, and open space needs. Without the plan to revitalize UCSF Parnassus Heights and build a new hospital, UCSF will be unable to invest millions in transportation, affordable housing, and a new hospital for the community. I recently learned about the plans for renewed campus, hospital, and neighborhood improvements and am excited by the vision. These updates reflect both the University's mission and community's priorities, while addressing everyday neighborhood challenges such as open space, transit, and housing. I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community.

Thank you, and I ask for your support for these critical investments in UCSF Parnassus Heights.

Gordon Wintrob  
186 Hartford St  
San Francisco, CA 94114

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR review for 3145-3147 Jackson Street  
**Date:** Tuesday, January 19, 2021 10:04:11 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
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On 1/16/21, 8:25 PM, "Tony Origlio" <[tonyoriglio@gmail.com](mailto:tonyoriglio@gmail.com)> wrote:

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

Hello President Koppel and Commissioners,

Thank you taking the time to read this.

I am one of the DR applicants who lives at 3139 Jackson Street, the property to the east of the above referenced one. I am a bit perplexed by your decision at the DR hearing 2 days ago to approve the plan as designed. There are a few reasons for this.

1. We submitted documents and proof supporting our claim that the project sponsor's architect was using land fill as ground zero to calculate 40 feet to the top of the proposed PH addition. Two surveys plus a geotechnical report supports our claim that the height is exceeded by 1.6 feet above the envelope. The decision to accept the project sponsor's calculations is in direct opposition to the direction that Corey Teague instructed planning regarding a project at 81 Uranus. There can't be 2 standards: one that ZA Administrator Teague applies and a different one from Assistant ZA Mr. Sanchez. Was the documentation that we provided in advance even reviewed?

2. We also did a sun/shadow study which shows that the proposed 1-story addition completely eliminates any direct sunlight to our downstairs neighbor Tully Murphy, who was also party to this DR filing. She loses more than 20% of her very substandard light. Is that acceptable? Is that not reason enough to have rejected the design as submitted?

It seems as if there was no real debate on these issues and that the commission was predisposed to rubber-stamp the plans prior to the hearing.

I urge you to take a closer look and reconsider.

Thank you for your time and concern.

Best,

Tony Origlio

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Deny or modify the request for (2018-017283DRP), 476 Lombard  
**Date:** Tuesday, January 19, 2021 10:02:58 AM

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

San Francisco Planning  
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**From:** "johnsturla medallion1.com" <johnsturla@medallion1.com>  
**Date:** Tuesday, January 19, 2021 at 8:18 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Shelley Bell <shelley@shelleybradfordbell.com>, "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 Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Subject:** Deny or modify the request for (2018-017283DRP), 476 Lombard

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

Dear Planning Commission,

I am writing to you regarding the proposed project at 476 Lombard project.

I was born in our family home on 468 Lombard, where 4 generations of Sturlas were born and raised since 1923.

We are active members of the North Beach community supporting the Salesians Boys and Girls Club and the Italian Athletic Club and many other San Francisco organizations.

The proposed project to tearing down a historic 1926 Louis Mastropasqua home for a huge home that is out of character for the area and is threatens the historical significance of our family home and units as well as the neighborhood.

1. The huge 3-story proposed building is digging 4'-6' down into the shared ground without the proper environmental studies and effects on implications to its neighbors.

rd

nd

2. The gigantic 3<sup>rd</sup> floor, roof top with a spiral staircase as well as the 2<sup>nd</sup> floor deck plans should be eliminated as it is completely out of scope with the neighborhood.
3. The large building extensions if built will reduce valuable light, air, darken the apartments along the lower levels and impact the privacy of its neighbors.
4. A credible shadow study would show the issues with this large project and we request one to be done. The prior one done was completely inadequate as it was done on 3:30pm on June 21.
5. Significant reductions to the 1<sup>st</sup> floor guest apartment 2<sup>nd</sup> floors would allow the project without blocking light and air to the DR Requestors.
6. By reducing the overall size of the very large rooms, the 4-5 foot expansions into the rear-yard and the decks can be eliminated and not deteriorate light and air the DR Requestors property.
7. Significant reductions to the first-floor guest apartment, and the 2<sup>nd</sup> floor bedrooms, bathrooms, and laundry room, would allow the project without blocking light and air to the DR Requestors.
8. There are significant discrepancies with the current architectural plans. The dimensions of many large rooms are not represented on the drawings. The Project Sponsor is required to provide this to City planning staff. Additionally, the planning staff required the Project Sponsor to make changes to the project such as re-aligning the roof line to complement front façade and reducing and setting back the 3<sup>rd</sup> floor. Given these issues, the current plan should be denied.

Thank you,  
John Sturla

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Comment  
**Date:** Tuesday, January 19, 2021 8:52:47 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
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**From:** Matthew Ramirez <matt.m.ram@gmail.com>  
**Sent:** Monday, January 18, 2021 7:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Comment

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Reference: 2018-016808ENX

“Build it higher. Build more housing of all types, any type, just keep BUILDING.”

-neighbor

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 330 Rutledge Discretionary Review Hearing--Neighbor Comment  
**Date:** Tuesday, January 19, 2021 8:52:12 AM

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Commission Affairs  
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-----Original Message-----

From: Steven Pope <[steve7p@gmail.com](mailto:steve7p@gmail.com)>  
Sent: Monday, January 18, 2021 9:48 AM  
To: Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 330 Rutledge Discretionary Review Hearing--Neighbor Comment

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As the owner of 325 Montcalm, next door to 329 Montcalm, I want to express my support for Norma Garcia and Bert Feuss concerning their issues with the retaining wall proposed by the parties at 330 Rutledge. Primarily, I want to state that Bert and Norma are long-time neighbors of mine (we share a fence) and have always been reasonable and easy to work with when issues arose of mutual concern. I don't see any reason that they wouldn't be open to a fair and just solution to the matter of the retaining wall, assuming that the other side was similarly motivated.

Regards, Steven Pope



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for Site Visit - 330 Rutledge, DR Hearing 1/28  
**Date:** Tuesday, January 19, 2021 8:51:56 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:** NORMA GARCIA <pazng@sbcglobal.net>  
**Sent:** Monday, January 18, 2021 9:34 AM  
**To:** Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Stanley Riddell <riddellstan@gmail.com>; Bert Feuss <bertfeuss@yahoo.com>  
**Subject:** Re: Request for Site Visit - 330 Rutledge, DR Hearing 1/28

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

## RE: 2020-010373DRP

On Monday, January 18, 2021, 09:22:01 AM PST, NORMA GARCIA <[pazng@sbcglobal.net](mailto:pazng@sbcglobal.net)> wrote:

Dear Planning Commissioners Imperial, Diamond, Koppel, Moore, Chan, Fung and Tanner,  
My husband and I are the petitioners for the Discretionary Review of the permit being requested by 330 Rutledge to build a retaining wall between our two properties. We are at 329 Montcalm St., near Alabama St.

We would really appreciate if a member of the Planning Commission could make a site visit in advance of the hearing on 1/28. It is challenging to explain the subtleties and sensitivities of the site and to do so at a remote hearing, but a quick look in person would help the Commission easily grasp the matter for a quicker disposition. The proposed construction zone is outdoors and we would observe all COVID-19 safety protocols to ensure your safety.

In our application, we have listed the extraordinary circumstances existing at the site that would merit issuing a permit with conditions. We have also included an alternative plan that could work to address the concerns of both parties. We had hoped to settle this matter with 330 Rutledge in advance of the hearing but that does not appear to be feasible as of now.

If there is a different process to make this request, please let us know. We could not find any guidance online.

Thank you,

Norma Garcia & Bert Feuss  
329 Montcalm St.  
San Francisco, CA 94110

415 305-7409

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: record number 2018-016808ENX: comments  
**Date:** Tuesday, January 19, 2021 8:50:52 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
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:** Jay Gardner <[jdrossgardner@gmail.com](mailto:jdrossgardner@gmail.com)>  
**Sent:** Sunday, January 17, 2021 9:16 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** record number 2018-016808ENX: comments

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

I'm writing to encourage you to reject the proposal of 9 stories for the new building project at 321 Florida. As a longtime resident of the Mission I support building more housing and I know that change is not only inevitable, it can be positive, and yet I do not support developments that will overshadow existing residents and turn our neighborhood into a community of high rises. At the very least I'd ask that you require the developers to commission a shady study to understand the impact that the decision will make on the families and neighbors who live in the community now.

I appreciate your consideration and hope to have a compromise at 6 stories that will bring more housing to the Mission and also take into consideration the quality of life for those who are in the community.

Best,  
Jay Gardner

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: case 2018-016808ENX  
**Date:** Tuesday, January 19, 2021 8:50:26 AM

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Commission Affairs  
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-----Original Message-----

From: Agnes Klimaite <[agnesklimaite@gmail.com](mailto:agnesklimaite@gmail.com)>  
Sent: Saturday, January 16, 2021 4:49 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: case 2018-016808ENX

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

Hello -

I'm writing to oppose the construction of a 9 story building at 321 Florida (case number: 2018-016808ENX). I, as a home owner at 2421 16th St, will be terribly affected by a building of that size. My patio will lose all of its sunlight, surely killing all my plants. The sunlight is very important to me and other residents of this neighborhood and we don't need tall buildings with more luxury housing in this area.

Thank you for taking this into consideration.

Best,  
Agne Klimaite

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Discretionary Review of 330 Rutledge retaining wall  
**Date:** Tuesday, January 19, 2021 8:49:24 AM

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Commission Affairs  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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-----Original Message-----

From: Kurt Landisman <[lightsman@comcast.net](mailto:lightsman@comcast.net)>  
Sent: Saturday, January 16, 2021 3:03 PM  
To: Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; NORMA GARCIA <[pazng@sbcglobal.net](mailto:pazng@sbcglobal.net)>  
Subject: Discretionary Review of 330 Rutledge retaining wall

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

> To All Concerned;

> I'm writing concerning the Review of the retaining wall proposed for the rear property line of 330 Rutledge. I have been the owner and resident of my property at 1701/1703 Alabama St. since 1997, and have been a San Francisco resident since 1978. In discussions with Norma Garcia my neighbor on Montcalm St, I have been made aware of her concerns for the wall proposed on her rear property line. She made me aware that excavation began on the Rutledge project without permitting. Of course that concerns me greatly. I have reviewed the plans for the retaining wall, and while I am no means an expert on excavation and hydrology, I will tell you there is a LOT of groundwater that seeps downhill on the North slope of Bernal Hill, and I feel strongly that a hydrology report should be made on this project prior to its resumption even with the possibility of a permit in place. Altering the ground water flow is critical to understanding how this project will affect neighbors. Also, I would like to see a side view of how this wall will alter the slope of the rear yard, compared to how it has existed for the last 100 years.

>

> At the very least, to ease the effect of a new concrete wall on the landscape of Norma's property, I would like to propose that the retaining wall be moved back 4' to the south so as to not completely change the character of the Montcalm property, This would allow the mature trees to have a chance to live, provide a natural barrier for privacy, and still give plenty of room for the 330 Rutledge owners with their new slope of yard. This would still give 330 Rutledge 46' of altered slope compared to the 50' requested. I think some kind of compromise is in order between these two neighbors, currently I see none. As we all know, living in San Francisco means living amongst our neighbors in very close proximity, more so than most areas of the United States, and care must be taken to treat each other with respect.

>

> Are there any concerns about creating a 15 Ft. wall between properties for firefighting?

>  
> Thank You for your consideration,  
>  
> Kurt Landisman  
> 1703 Alabama St  
>  
>  
>



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Deny or modify the request for ( 2018-017283DRP),476 LOMBARD STREET  
**Date:** Friday, January 15, 2021 5:29:15 PM

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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  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Jim Sturla <Jimsturla@comcast.net>

**Date:** Friday, January 15, 2021 at 4:41 PM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@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 Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>

**Cc:** Shelley Bell <shelley@shelleybradfordbell.com>, "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>, "Hyland, Aaron (CPC)" <aaron.hyland@sfgov.org>, "Matsuda, Diane (CPC)" <diane.matsuda@sfgov.org>, "kate.black@sfgov.org" <kate.black@sfgov.org>, Chris Foley <chris.foley@sfgov.org>, "Johns, Richard (CPC)" <richard.se.johns@sfgov.org>, "Pearlman, Jonathan (CPC)" <jonathan.pearlman@sfgov.org>, "So, Lydia (CPC)" <lydia.so@sfgov.org>

**Subject:** Deny or modify the request for ( 2018-017283DRP),476 LOMBARD STREET

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

To Planning commission:

The Sturla's have lived in North Beach since the late 1800's and at 468 Lombard Street since 1923.

This is not a rental property. This has been a multigenerational family home for almost 100 years!

The DR requestor was born in the home in 1934. Children, Grandchildren, Aunts, and Uncles have all occupied the apartments. Once they transitioned, the apartments have been rented out to the long-term tenants that are there.

1. This is a historic block of North Beach the proposed structure at 476 Lombard is too large and out of character for the neighborhood. It is not conforming to San Francisco's initiative to preserve the historic architecture. A more modest addition should be considered. The huge 3<sup>rd</sup> floor, rooftop deck, with spiral staircase, as well as the 2<sup>nd</sup> floor deck should be eliminated



from the plans. The bay windows in the rear of the property should be preserved, and the project should be approved only to square-off these floors and expand them into the rear yard. By reducing the overall size of the very large rooms, the 4–5-foot expansion into the rear-yard and the decks can be eliminated and not reduce light and air to the DR requestors property.

2. The rooftop deck is unnecessary, considering the rear yard is large enough to accommodate large gatherings.
3. The plan includes a large excavation of the rear part of the building and yard that includes the demolition and removal of original 1926 stones.
4. The North Beach Context Statement was submitted to the Historic Preservation Commission in August 2020, with a revised copy dated October 8, 2020. The report specifically highlights 476 Lombard St as a historically significant building within the Survey Area. The CEQA states that this fact adds to the historic significance of the building.
5. At a joint meeting of the Planning and Historic Preservation Commissions, the Retained Elements Guidelines were adopted. The Planner has stated these guidelines were not applied. The Commission should direct the staff to apply these guidelines.
6. The architectural drawings are incomplete. The sizes of many large rooms are not marked on the drawings, as requested by staff. Where planning staff required the Project Sponsor to make changes to the project, such as reducing the 3<sup>rd</sup> floor size, setting it further back, and angling the roof line to complement the front façade, the current plans do not reflect these changes.

After all of these considerations, the plans are flawed and project should be denied.

Please do not approve this project, it would be a disservice to North Beach and the city of San Francisco.

Thank You  
Jim Sturla

Sent from [Mail](#) for Windows 10

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE NETWORK OF COVID-19 VACCINATION SITES IN SAN FRANCISCO  
**Date:** Friday, January 15, 2021 3:30:49 PM  
**Attachments:** [01.15.21 Vaccination Plan.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  
Direct: 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:** Friday, January 15, 2021 at 12:34 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE NETWORK OF COVID-19 VACCINATION SITES IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**  
Friday, January 15, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE  
NETWORK OF COVID-19 VACCINATION SITES IN  
SAN FRANCISCO**

*City will partner with health care providers to stand up a mix of high-volume and community-based sites to quickly get people the COVID-19 vaccine as supply become more readily available*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today outlined the City's plan to create a network of vaccination sites to get as many people vaccinated as soon as possible when doses become more readily available. In partnership with the health care providers in San Francisco, which are receiving the majority of the vaccine doses from the state, the City will facilitate the quick and efficient delivery of vaccines through high-volume vaccine sites as well as community-based sites.

The providers partnering with the City include Kaiser Permanente, UCSF Health, Dignity Health, Sutter Health/California Pacific Medical Center (CPMC) and the Department of Public Health, which provides healthcare to the uninsured and underinsured. The City has also created a vaccination notification website where, starting Tuesday, January 19, people who live and work in San Francisco can sign up to be notified when they become eligible under state guidance to receive the vaccine.

The goal of this initiative is to ensure all health care providers in San Francisco are fully-

prepared to facilitate wide-scale vaccinations for those who live and work in San Francisco as soon as health care providers receive sufficient vaccine allocations from the state and federal government. The sites will be created to scale-up capacity as vaccine supply increases. Once the vaccine locations are fully operational, pending vaccine supply, the city has a goal of facilitating 10,000 vaccine doses per day.

“We are doing everything we can to help get people vaccinated as quickly as possible,” said Mayor Breed. “The vaccine is the most important tool we have to end this pandemic once and for all, and getting people protected from this virus is our top priority. By creating these vaccination locations with our private healthcare partners and continuing our efforts to serve the highest-need residents by bringing the vaccine to them, we can all work together to move the vaccine more quickly as supply increases. We need more vaccines now, and we will be ready when they do arrive.”

“We have begun the most ambitious vaccine distribution effort in our City’s history,” said Dr. Grant Colfax. “This is a historic and hopeful moment for all of us. We are working with all of our health partners to ensure an effective and equitable distribution. We have been planning for months now to be ready to vaccinate as many people as fast as possible when the vaccine is more readily available from the federal and state government.”

### **COVID-19 Vaccination Sites**

In partnership with health care providers, DPH, and COVID-19 Command Center, the City will establish high-volume vaccination sites at several locations. These sites will provide a unified place for health care providers to set-up vaccination stations and vaccinate people who are eligible. Each site will have space for all of the City’s health care providers to have vaccination strategies and create coordinated, centralized vaccine locations that people can go to regardless of their insurer.

The selection of these high-volume vaccine sites is informed by the rates of COVID-19 infection, hospitalizations, and deaths in San Francisco. The highest rates of infection are in the Southeast sector of the city, and the City has selected the locations of vaccine sites so they are easily accessible to the residents of these neighborhoods.

The City is working with the providers to ensure these facilities have everything in place to activate and begin offering vaccinations as soon as they receive sufficient vaccine supply. The sites will open and scale based on the amount of vaccine doses health care providers receive.

- **SoMa:** Moscone Center.
- **OMI:** City College of San Francisco (Main Campus).
- **Bayview:** The SF Market (San Francisco Wholesale Produce Market).

In addition to the high-volume vaccination sites that will serve everyone, the City and health care providers will augment COVID-19 vaccination in high impacted communities with pop-up vaccine sites, DPH’s community clinics, and other safety-net clinics for the uninsured and underserved in neighborhoods such as Chinatown, Mission, Western Addition, and Bayview.

The City is also working with One Medical, Safeway, and Walgreens to deliver vaccines as doses become available. Additionally, the City has been working with partners to develop mobile vaccination teams to deploy to hard-to-reach and vulnerable populations. The City is working with community partners to best understand where and how to embed these teams

within communities to reach the populations most at risk of disease.

Additionally, Zuckerberg San Francisco General Hospital (ZSFGH) will begin scaling up vaccination of its patients this weekend. ZSFGH serves approximately 110,000 inpatient and outpatient clients annually at their hospitals and clinics.

### **Vaccine Notification Webpage**

Mayor Breed also announced the City has created a webpage for people who live and work in San Francisco to enter their information and be notified once they are eligible to be vaccinated. Starting Tuesday, January 19, people who live and work in San Francisco can sign-up for vaccine notification at [sf.gov/vaccinenotify](https://sf.gov/vaccinenotify).

“Hospitals throughout San Francisco look forward to partnering with local public health officials and other health care providers to vaccinate as many people as possible, once there are sufficient and reliable allocations of the vaccine,” said Bryan Bucklew, President and CEO, Hospital Council Northern and Central California.

“As part of our commitment to getting the COVID-19 vaccine to all of our members and communities as soon as possible, we are working with counties and state leaders on expanding vaccination locations,” said Carrie Owen Plietz, FACHE, President, Kaiser Permanente Northern California. “We are pleased also to be working together with other healthcare providers to create these mass vaccination sites, and are anticipating opening quickly and as soon as vaccine supplies are available.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED RELEASES FIVE-YEAR FINANCIAL PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO  
**Date:** Friday, January 15, 2021 3:15:18 PM  
**Attachments:** [01.15.21 Five-Year Financial Plan.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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Direct: 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:** Friday, January 15, 2021 at 1:54 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED RELEASES FIVE-YEAR FINANCIAL PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Friday, January 15, 2021

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

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

**MAYOR LONDON BREED RELEASES FIVE-YEAR  
FINANCIAL PLAN FOR THE CITY AND COUNTY OF  
SAN FRANCISCO**

*Local revenues projected to recover over five-year projection period, but is outpaced by expenditure growth, requiring action to address structural deficits in future years*

**San Francisco, CA** — Mayor London N. Breed today announced the release of San Francisco's Five-Year Financial Plan for Fiscal Years (FYs) 2021-22 through 2025-26. The Five-Year Financial Plan, released by the offices of the Mayor, the Controller, and the Board of Supervisors' Budget and Legislative Analyst, projects that the City's tax revenues will recover over the next five years as the City gradually recovers from the economic impacts of COVID-19. However, projections show that City expenditures will significantly outpace growth in tax revenues, resulting in ongoing structural deficits that require corrective action, such as identifying additional citywide and departmental expenditure savings.

The stark and immediate economic impacts of the COVID-19 pandemic that began in March 2020 have dramatically changed the financial outlook for San Francisco, contributing to the City's projected structural deficit for the next five years. San Francisco's local economy has fared worse than other large cities due to the pandemic's outsized impact on tourism and small business sectors, as well as the effects of the lack of office workers downtown and in business corridors. Though revenues are projected to largely return to pre-pandemic levels over the next five years, the projected gap between revenues and expenditures will reach approximately

\$503 million in FY 2025-26 if the City does not take corrective action.

“As we respond to the urgent challenges of the COVID-19 pandemic and look forward to our economic recovery, we can’t lose sight of our long-term financial situation. While we’re hopeful the economic consequences of COVID-19 will become less severe as the vaccine rollout continues and we reopen once again, we still need to make tough choices now to ensure we’re able to provide the services that our residents depend on,” said Mayor Breed. “As our budget projections show us, we need to be disciplined in our spending and prioritize services that will provide meaningful, equitable outcomes for San Franciscans and that will support our recovery.”

The Five-Year Financial Plan projects that the deficit in FY 2021-22 is driven by delayed recovery of revenue, as compared to the previously adopted budget, as well as the need for continued emergency response programs. Revenues are expected to rebound as the recovery gains momentum and are expected to largely return to pre-COVID levels by FY 2025-26. However, revenues are not projected to grow faster than expenditures, resulting in ongoing structural deficits. Projected expenditure growth is driven primarily by growing employee costs, costs of voter-mandated baselines and set-asides, and other citywide operating costs. Additionally, uncertainty remains around the still-evolving impacts of the pandemic and vaccine adoption timelines, as well as around potential additional state and federal stimulus funding, all of which could further impact the size of the City’s deficit.

The economic impacts of the COVID-19 emergency, as well as growth of various other expenditures, result in a projected two-year budget deficit of \$653.2 million. The Mayor must submit a balanced two-year budget to the Board of Supervisors by June 1, 2021. Over the course of the next six months, the Mayor will work with City departments, the Board of Supervisors, and other partners to bring costs and revenues into alignment in order to balance the projected deficit for FY 2021-22 and FY 2022-23.

San Francisco Administrative Code Section 3.6(b) requires that by March 1 of each even-numbered year, the Mayor, Controller’s Office, and the Board of Supervisors’ Budget and Legislative Analyst submit an updated estimated summary budget for the remaining four years of the City’s Five-Year Financial Plan. The next full update of the City’s Five-Year Financial Plan will be submitted in December 2022.

The Five-Year Financial Plan is available online [here](#).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Your support is needed for the UCSF Parnassus expansion  
**Date:** Friday, January 15, 2021 2:04:12 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
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**From:** Steve Cary <Steve.Cary.404065858@p2a.co>  
**Sent:** Friday, January 15, 2021 11:57 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Your support is needed for the UCSF Parnassus expansion

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

Greetings,

My name is Steve Cary. As a SF resident, UCSF patient, supporter, and advocate, I support the UCSF Comprehensive Parnassus Heights Plan (CPHP). I am excited for UCSF to continue to invest in San Francisco and to be available as a world class healthcare institution. I support projects like this that add to the city and believe that neighborhoods and cities should not be stuck in time.

A renovated campus with state-of-the-art facilities will help UCSF continue driving world-renowned innovation in research, education, and care delivery for decades to come. Without the CPHP, UCSF will be unable to invest millions in transportation, affordable housing, and a new hospital for the community. UCSF cannot maintain the status quo.

I appreciate UCSF led an extensive community engagement and internal planning process. I recently

learned about the plans for renewed campus, hospital, and neighborhood improvements and am excited by the vision. I believe that these updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input.

I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community. I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. Please do not delay this essential project that will benefit all San Franciscans.

Thank you,

Steve Cary  
4567 19th St  
San Francisco, CA 94114



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for January 21, 2021  
**Date:** Friday, January 15, 2021 12:33:15 PM  
**Attachments:** [20210121\\_cal.pdf](#)  
[20210121\\_cal.docx](#)  
[Advance Calendar - 20210121.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for January 21, 2021.

Please note that our Offices will be closed Monday for the MLK Holiday.

Enjoy the weekend,

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NAMES TONGO EISEN-MARTIN AS SAN FRANCISCO'S POET LAUREATE  
**Date:** Friday, January 15, 2021 11:22:31 AM  
**Attachments:** [01.15.21 Poet Laureate Tongo Eisen-Martin.pdf](#)

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**Jonas P Ionin**  
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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Friday, January 15, 2021 at 11:12 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NAMES TONGO EISEN-MARTIN AS SAN FRANCISCO'S POET LAUREATE

**FOR IMMEDIATE RELEASE:**

Friday, January 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org); Kate Patterson, [kate.patterson@sfpl.org](mailto:kate.patterson@sfpl.org)

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

**MAYOR LONDON BREED NAMES TONGO EISEN-MARTIN  
AS SAN FRANCISCO'S POET LAUREATE**

*Eisen-Martin, a poet and Bernal Heights resident, will be the City's eighth Poet Laureate*

**San Francisco, CA** — Mayor London N. Breed and City Librarian Michael Lambert today announced that Tongo Eisen-Martin has been named San Francisco's Poet Laureate, the eighth artist in City history to hold the title. Eisen-Martin was appointed by Mayor Breed after being nominated by a nine-member Selection Committee comprised of past Poets Laureate, City officials, and members of the Bay Area poetry and literary community. He will succeed Kim Shuck, who served as San Francisco's seventh Poet Laureate.

"I've had the pleasure of working with Tongo when he was a teaching artist at the African American Arts and Culture complex, and I've seen his remarkable ability to spur creativity in youth and inspire them to find their own voice," said Mayor Breed. "I am excited to appoint him as the next San Francisco Poet Laureate and look forward to seeing what he will accomplish in this role. His work on racial justice and equity, along with his commitment to promoting social and cultural change, comes at such a critical time for our city and our country."

Eisen-Martin is a poet and the founder of Black Freighter Press. His book, *Heaven Is All Goodbyes* (City Lights, Pocket Poet series), received a 2018 American Book Award, the 2018 California Book Award for Poetry, and was short-listed for the Griffin Poetry Prize.

Born and raised in San Francisco, Eisen-Martin spent his childhood at the Western Addition Cultural Center, now the African American Arts and Culture Complex. In his vision for Poet Laureate, Tongo writes of organizing poetry circles in the Tenderloin, Bayview-Hunters Point and Sunnydale and recruiting and nurturing artists from San Francisco's marginalized communities.

"I and my poetry are an absolute product of every nook and cranny of San Francisco. It is the city's cultural institutions, chartered in ink, demonstration, spirit, and bloodline, that taught me how to relate to the world," said Tongo Eisen-Martin. "As deep into the various communities of the city as our poets have already brought the craft, I want to push even further into places where poetry has not yet permeated. Give poetry even more of a mass personality; as mass participation has always been the staple of what could be described as San Francisco futurism."

He is also an educator and movement worker, whose work has focused on incarceration and human rights. He has taught at detention centers around the country and at the Institute for Research in African American Studies at Columbia University, where his curriculum on the extrajudicial killing of Black people, "We Charge Genocide Again!" has been used as an educational and organizing tool throughout the country. His not-yet-titled second book in the City Lights Pocket Poet series will be released in the fall of 2021.

As the Poet Laureate, Eisen-Martin will deliver an inaugural address at the San Francisco Public Library. He will also participate in community-based poetry programs that reflect and honor the diversity of San Francisco, and lead poetry-centered events in collaboration with the Library, Friends of the San Francisco Public Library, the San Francisco Arts Commission, and community partners such as Youth Speaks, Litquake and others.

"I'm thrilled to see Mr. Eisen-Martin receive this recognition, as he is among the most exciting poets of a generation and we are so lucky to have him here in San Francisco," said City Librarian Michael Lambert. "He will be a remarkable and inspiring Poet Laureate, a perfect and outstanding addition to our city's long and flourishing literary tradition."

To qualify for San Francisco's Poet Laureate, applicants must be San Francisco residents and have a substantial body of published work, including at least one full length book and 20 or more published poems in established publications, print or online, over the past five years.

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: 2018-016808ENX  
**Date:** Friday, January 15, 2021 10:42:29 AM  
**Attachments:** [Document.pdf](#)  
[image013.png](#)  
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[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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### Commission Affairs

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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:** Michael Priddy <[michael.priddy@hotmail.com](mailto:michael.priddy@hotmail.com)>  
**Sent:** Friday, January 15, 2021 9:48 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 2018-016808ENX

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$25 MILLION EARLY EDUCATION ECONOMIC RECOVERY PROGRAM  
**Date:** Thursday, January 14, 2021 12:58:22 PM  
**Attachments:** [01.14.21 Early Education Economic Recovery Program.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Thursday, January 14, 2021 at 12:55 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$25 MILLION EARLY EDUCATION ECONOMIC RECOVERY PROGRAM

**FOR IMMEDIATE RELEASE:**

Thursday, January 14, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES \$25 MILLION  
EARLY EDUCATION ECONOMIC RECOVERY PROGRAM**

*The City will provide \$25 million in grants and zero-interest loans to child care providers help minimize the financial impacts of the COVID-19 pandemic on early care and education programs*

**San Francisco, CA** — Mayor London N. Breed today announced \$25 million in financial assistance for San Francisco's early care and education programs, which care for approximately 10,000 children across the city. These child care and education programs provide essential services for San Francisco families, however, many are struggling financially as a result of the COVID-19 pandemic and are at risk of permanently closing. Mayor Breed and former Board of Supervisors President Norman Yee created the Early Education Economic Recovery Program with funding from revenue unlocked by Proposition F. The Program will help San Francisco's early child care and education programs remain open and give them the resources they need to offer high-quality services to the children in their care.

San Francisco is home to more than 500 licensed and cooperative early care programs that may be eligible for grants of up to \$15,000 as part of this new program. Early care programs can also apply for additional support in the form of interest-free loans up to \$50,000, repayable over the next five years. These one-time funds will assist licensed early care and education programs and license-exempt cooperative preschool programs to cover costs associated with COVID-19 such as accommodation of smaller group sizes, Personal Protective Equipment (PPE), and staff compensation.

“The COVID-19 pandemic continues to take a significant toll on our entire community and economy, creating hardships that threaten the stability of our San Francisco early care and education system,” said Mayor Breed. “Child care providers have really stepped up during the pandemic, with many of them providing emergency child care and making significant modifications to the way they operate. This program ensures that safe, high-quality early care and education remains available to our City’s youngest residents during the pandemic and beyond, which will play a critical role in our economic recovery. Once parents and guardians go back to work, it’s critical that they continue to have child care available to them and know that their children are in good hands.”

This Early Education Economic Recovery Program is part of the Office of Early Care and Education’s broader plan, developed in coordination with Mayor Breed and former President Yee, to close the early education gap for San Francisco’s youngest children and their families and to raise wages for the professionals working in this sector. The program is funded with revenues that have been made available due to the passage of Proposition F in November 2020. The June 2018 Proposition C, often referred to as “Baby C,” since it established the “Babies and Families First Fund,” is currently being litigated in court. Proposition F in November 2020 established a “backstop tax” that would come into effect only if the City loses the litigation. The backstop tax in Proposition F frees up funding to support early care and education investments in the spirit of Baby C. These additional funds will be programmed as part of the upcoming budget process.

This funding supports San Francisco’s COVID-19 response and economic recovery in several ways. The availability of safe, accessible child care options will be essential for families to successfully participate in and return to the workforce as San Francisco recovers. The program will provide much-needed financial relief to child care providers so that they can cover basic expenses and continue operating. With this funding, the City anticipates that more providers will be able to remain open, which preserves child care options that families need to. By providing targeted support for a sector that primarily employs women of color and has been proven to improve educational outcomes for students of color, the program advances Mayor Breed’s ongoing commitment to ensure San Francisco’s recovery is equitable and supports our most vulnerable residents.

“During the pandemic, we saw many early care providers make the tough decision to close and so many others are struggling to continue. We simply cannot afford to lose any more slots. These economic recovery grants and zero-interest loans to early care and education providers is not only essential to our City’s recovery, but will help build the foundation for what I hope will be the strongest universal early education system around the country,” said Supervisor Myrna Melgar. “Every child deserves high-quality early education. I want to thank former President Norman Yee for his visionary leadership in shepherding historic initiatives and developing this Economic Recovery program to provide the much-needed relief for our early care providers and the families that desperately need this support now and in the years ahead.”

“This is a huge lifeline for our Early Childcare Educators, our children, our city and for my district. District 11 has the most family childcare providers in the city and we have the second largest number of children under the age of six,” said Supervisor Ahsha Safaí. “Quality and affordable childcare is a basic right if we expect to have a just workforce for families. It is also imperative that we value, support and sustain our Early Care Providers and recognize their contribution to our workforce and this fund does just that.”

“Despite our early childhood teachers’ tireless efforts in providing safe early learning experiences to San Francisco’s children and families during this pandemic, ECE programs are financially struggling,” said Ingrid Mezquita, Director of the San Francisco Office of Early Care and Education. “While group size restrictions, PPE purchases, and facilities upgrades are critical to keeping children and staff safe, they also create a significant financial burden for programs already struggling to keep pace with the high cost of operating in San Francisco. Grants and interest-free loans made available through the Early Education Economic Recovery Program will enable programs to focus on what matters most: caring for our City’s children and preparing them to succeed.”

This new, significant funding in early care and education will bolster programs that keep children on track for school success, support families, and provide jobs for child care professionals. In 2019, the Office of Early Care and Education found that 40% of Black and Latino students were not ready for Kindergarten, demonstrating the need for continued investments in improving outcomes for students from historically disadvantaged communities. Ensuring early care and education options remain available and accessible throughout San Francisco is essential for making sure all young people are ready for Kindergarten and success in school.

“We are thankful to the city for their community-driven response and providing ECE providers the much needed financial relief now, especially during these incredibly difficult times associated with operating amid a global pandemic,” said Yohana Quiroz, Chief Operations Officer at the Felton Institute. “Our early educators and support staff who are essential workers, are risking their own health and safety on the front lines every day because they know how important it is for children to have a safe and caring place to interact and learn. This funding will help ECE providers to continue to provide a safe and quality learning environment for all children and support to sustain the almost 50% higher cost of operating our programs. Without financial relief, we can't and won't survive this crisis.”

“Public support and funding is vital for building a better system of early care and education post-pandemic, including building equitable, high quality early childhood systems that serve our communities and support early educators,” said Ben Wong, Executive Director, Wah Mei School. “This funding would help Wah Mei School hire more bilingual preschool teachers, preserve and protect our standing as a cultural and community anchor, and allow us to continue to serve our community of San Francisco families in need of high quality care. It has never been more clear that child care is essential for families, businesses, and the labor force. High quality early care and education is integral to the future well-being of our children and families, as well as economic recovery.”

“Much of our city’s workforce continues to struggle during the pandemic now and long-term — restaurants, retail and hospitality, to name a few — and because our workforce relies on childcare to get to work in the first place, we need to provide fundamental support to our childcare system,” Gina Frommer, Chief Executive Officer, Children’s Council of San Francisco. “This fund will help childcare operators of all types remain open and viable, and helps our entire community get back to work.”

All licensed child care or license-exempt co-operative early care programs providing services to children age birth to six in San Francisco are encouraged to apply on the San Francisco Office of Early Care and Education’s (OECE) website: [sfoece.org/covid-19/early-education-](https://sfoece.org/covid-19/early-education-)



[recovery-program/](#).

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