

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 36 Delano - revised plans for project & PC hearing continuance
Date: Thursday, January 28, 2021 11:33:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Commissioners,

I am pleased to report that Delano is close to an agreement. Therefore, they are requesting a continuance to finalize.

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
[San Francisco Property Information Map](#)

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Thursday, January 28, 2021 at 11:20 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>, Chanbory Son <chanbory.son@sfgov.org>
Subject: FW: 36 Delano - revised plans for project & PC hearing continuance

36 Delano request for continuance. close to agreement for withdrawal but need more time.
see below.

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

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

From: Ryan Patterson <ryan@zfplaw.com>
Sent: Thursday, January 28, 2021 11:17 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Tara N. Sullivan <tsullivan@reubenlaw.com>
Subject: RE: 36 Delano - revised plans for project & PC hearing continuance

Yes, thank you.

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Thursday, January 28, 2021 11:09 AM
To: Tara N. Sullivan <tsullivan@reubenlaw.com>
Cc: Ryan Patterson <ryan@zfplaw.com>
Subject: RE: 36 Delano - revised plans for project & PC hearing continuance

Is the continuance acceptable with the Dr requestor?

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

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

From: Tara N. Sullivan <tsullivan@reubenlaw.com>
Sent: Thursday, January 28, 2021 11:02 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>
Subject: 36 Delano - revised plans for project & PC hearing continuance

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

Hi David,

Attached, please find an updated plan of the 3rd floor showing the agreed-upon setbacks and

modifications, as well as renderings of the revised design and of the proposed privacy screen along the first floor deck. Please review and let us know if you have any questions.

We are finalizing the agreement – trying to get the logistics sorted out – and it seems unlikely that we will have this signed before today's PC hearing. We are committed to completing this within the next day, but given that we probably will not do so before 1pm, we would like to request a one-week continuance of this item.

Please let us know of any questions. Really appreciate your assistance with this as we worked towards a settlement.

Thanks and talk soon,
-tara

REUBEN, JUNIUS & ROSE, LLP

Tara N. Sullivan
T. (415) 567-9000
tsullivan@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
492 9th Street, Suite 200
Oakland, CA 94607



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED DELIVERS STATE OF THE CITY ADDRESS
Date: Thursday, January 28, 2021 11:15:32 AM
Attachments: [01.28.21 State of the City.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, January 28, 2021 at 11:00 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED DELIVERS STATE OF THE CITY ADDRESS

FOR IMMEDIATE RELEASE:

Thursday, January 28, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

MAYOR LONDON BREED DELIVERS STATE OF THE CITY ADDRESS

Mayor Breed lays out her vision for San Francisco's recovery from COVID-19, with continued focus on public health, supporting small businesses, creating more housing, and addressing challenges around mental health and homelessness

San Francisco, CA — Mayor London N. Breed today delivered the State of the City, in which she laid out her vision for San Francisco's recovery from COVID-19 and her policy priorities for 2021, including helping small businesses, building housing, advancing her Homelessness Recovery Plan, getting kids back in school, investing in infrastructure projects that create jobs, and supporting arts and cultural institutions.

Drawing on San Francisco's history of resilience, Mayor Breed spoke of her optimism for the future of San Francisco and her goals to ensure the city continues its strong COVID-19 response and get on the road to recovery: "The fact is the state of our city is resilient, and it is resilient because of what all of us, every one of us, have accomplished this past year," said Mayor Breed.

Due to COVID-19, the speech was live streamed from the Moscone, and the public was invited to watch virtually. The Moscone Center, which is San Francisco's main convention center, has served as the City's COVID-19 Command Center since March 2020. San Francisco's second high-volume vaccination site will soon open at the Moscone Center, following the first high-volume vaccination site which opened last week at City College.

Mayor Breed spoke of the COVID-19 pandemic and the challenges of the past year. She recognized the strength and sacrifice of San Franciscans, and their efforts to protect one another over the past year: “Years from now, people will look back on what we’ve done, and I hope they will remember not the frustration and pain we feel now, but the love we showed, the lives we saved. Take pride in that, San Francisco. Find hope in that.”

Mayor Breed outlined her plans for San Francisco’s recovery and expressed her confidence in the future of San Francisco: “San Francisco has always been and will continue to be a magnet, a destination, a place that draws people. We are the City of Pride. Today, with hard lessons learned, and so much yet to do, I believe we are at the start of an incredible recovery. We aren’t just going to repair. We are going to reinvigorate. To come back even stronger.”

To support San Francisco’s recovery, Mayor Breed presented her policy priorities for this year to create jobs, support businesses, and ensure San Franciscans have opportunities to succeed and thrive. These efforts include cutting red tape that makes it difficult to open and operate small businesses, directing more than \$3.5 billion in public infrastructure investments, and continuing the Mayor’s commitment to building 5,000 units of housing per year and streamlining the housing approval process.

She commended the work of San Francisco’s health care workers and other frontline workers throughout the pandemic. In particular, Mayor Breed spoke of the health care workers at Laguna Honda Hospital, and their efforts to keep residents and employees safe throughout the pandemic, and most recently, to administer COVID-19 vaccines to residents and workers. As of Wednesday, January 27, Laguna Honda residents have received two doses of the vaccine and are fully vaccinated.

“The men and women at Laguna Honda, the nurses, doctors, paramedics, and staff there, along with all those taking care of people in need across the City, they are the heroes. They are the best of us. [...] Thanks to our frontline workers, the Department of Public Health, and everyone who did their part, COVID was contained at Laguna Honda.”

Additionally, Mayor Breed expressed optimism with the recently announced reopening of some businesses and activities, and the ongoing administration of COVID-19 vaccines. She referenced San Francisco’s plan to facilitate 10,000 vaccine doses per day, as soon as supply is available, and recognized the private healthcare partners who are working with the City to make that possible.

“Today, San Francisco can begin to recover. Today, we can begin to re-open our doors, re-open our businesses, begin to resume our lives. With some restrictions, and many, many precautions, of course...but we are reopening. We are vaccinating more and more people each day, and very soon we will open another large vaccination site right here at Moscone Center. And with support from the state and the new Biden-Harris administration in the White House, we have a plan to administer 10,000 vaccinations a day.”

Additionally, Mayor Breed spoke of the importance of advancing her Homelessness Recovery Plan, which includes the creation of 1,500 units of Permanent Supportive Housing, supporting San Francisco families by working with the School District to get kids back in school, and helping arts and cultural institutions—such as music venues, clubs, and bars—survive the pandemic and reopen. She committed to continuing reforms to the criminal justice system through programs like the Street Crisis Response Teams, which divert non-criminal 911 calls

away from police and allow officers to focus on violent crimes and burglaries.

For the complete text of Mayor Breed's State of the City speech, go to:

<https://sfmayor.org/mayor-london-n-breeds-2021-state-city-address>

For the video of the State of the City, go to: [https://www.youtube.com/watch?](https://www.youtube.com/watch?v=LTV0CTigETs)

[v=LTV0CTigETs](https://www.youtube.com/watch?v=LTV0CTigETs)

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Planning Pictorial
Date: Thursday, January 28, 2021 9:31:08 AM
Attachments: [SFPlanning Winter2021 Pictorial Final.pdf](#)

Commissioners,

Attached is the Department Pictorial, in case you would like to put a face with the name.

Cheers,

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
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Simi, Gina \(CPC\)](#); [SooHoo, Candace \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: SF Planning Annual Report
Date: Thursday, January 28, 2021 9:08:48 AM

Commissioners,

I am pleased to provide you with the Planning Department Annual Report.

Hot off our virtual press:

https://sfplanning.org/sites/default/files/documents/publications/sfplanning_annual_report_FY2019-2020.pdf

Given the current circumstances we do not expect to publish printed copies. If we do, we will certainly offer you a first edition.

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
[San Francisco Property Information Map](#)

From: [Tanner, Rachael \(CPC\)](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Re: Commission Packets - Hardcopies
Date: Wednesday, January 27, 2021 10:52:40 PM

As needed. Thanks Jonas!

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Monday, January 25, 2021 2:42 PM
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: Commission Packets - Hardcopies

Commissioners,

After last week's comments regarding hard copy packets delivered to your preferred mailing addresses.

Please indicate to me if you would like to resume receiving hardcopy packets via mail delivery.

1. The Whole packet;
2. Just the plans; or
3. As needed.

We are trying to determine what it will take to provide them to you.

Thank you,

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
[San Francisco Property Information Map](#)

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 27, 2021 2:43:13 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Paul Sedan <myvoice@oneclickpolitics.com>
Sent: Wednesday, January 27, 2021 2:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for the 450 O'Farrell Essential Housing project

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

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,

Paul Sedan

psedan@gmail.com

415 5281033 695 Wawona Street San Francisco, CA 94116 Constituent

Prepared by OneClickPolitics (tm) at <https://avanan.url-protection.com/v1/url?o=www.oneclickpolitics.com.&g=Y2JmMjE1ZiUxOWYwMDUyYw==&h=YjMwOTRjOGUxNWEyYzY4YjY4NTkyNTc0Nm1lOTcxOTExNzgxNjAyYjI5NDVlMThjOTI0YmEwOGVhYTA3YjEzZQ==&p=YXAzOnNmZHOyOmF2YW5hbGpvZmZpY2UzNjVfZW1haWxzX2VtYWlsOjEwMzA1NjNiODg1OGZkNDZjMzRhNDU5MmU5OWNkMmFhOnYx> 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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW DIRECTOR OF BEHAVIORAL HEALTH SERVICES AND MENTAL HEALTH SF
Date: Wednesday, January 27, 2021 1:12:22 PM
Attachments: [01.27.21 Director of Behavioral Health Services and Mental Health SF.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, January 27, 2021 at 1:03 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW DIRECTOR OF BEHAVIORAL HEALTH SERVICES AND MENTAL HEALTH SF

FOR IMMEDIATE RELEASE:
Wednesday, January 27, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES NEW
DIRECTOR OF BEHAVIORAL HEALTH SERVICES AND
MENTAL HEALTH SF**

Dr. Hillary Kunins joins the Department of Public Health to lead the City's Mental Health SF initiative and other behavioral health programs that serve 30,000 San Franciscans each year

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the hiring of a new Director of Behavioral Health Services and Mental Health SF, Dr. Hillary Kunins, to lead the transformation of mental health and substance use care for San Francisco.

Dr. Kunins, an internist and addiction medicine physician, currently serves as Executive Deputy Commissioner of Mental Hygiene at the New York City Department of Health and Mental Hygiene. She leads strategic and equity-driven initiatives to improve the behavioral health of all New Yorkers—including children, youth and families, and people who are justice-involved, who are experiencing homelessness, who live with developmental challenges, and who use drugs.

“This is a critical time for behavioral health care in San Francisco,” said Mayor London Breed. “As we emerge from this pandemic and move towards recovery, we have an opportunity to transform how we deliver services and care to better serve those in need in our City. With a leader of national caliber like Dr. Kunins, we can build on our work to reform

mental health services, continue our work to implement Mental Health SF, and find innovative ways to address the overdose crisis in our city.”

Dr. Kunins helped quickly implement and scale up Mayor Bill de Blasio’s \$60 million HealingNYC initiative, reimagining New York City’s public health approaches to substance use and overdose. Her experience in naloxone distribution, peer support, and expanding access to buprenorphine treatment will inform ongoing overdose prevention efforts in the San Francisco Department of Public Health (DPH).

One of Dr. Kunins’ primary responsibilities, when she joins DPH in March 2021, will be to direct the implementation of Mental Health SF legislation unanimously supported by Mayor Breed and the Board of Supervisors in December 2019.

Informed by the Mental Health Reform team directed by Mayor Breed’s appointee Dr. Anton Nigusse Bland, Mental Health SF is already under way with programs such as the Street Crisis Response Team. Mental Health SF includes new mental health and substance use treatment beds, a Mental Health Service Center, an Office of Coordinated Care, and other programs designed to serve the 4,000 San Franciscans Dr. Nigusse Bland identified as simultaneously experiencing homelessness, serious mental illness, and substance use disorder.

Mental Health SF is a key initiative of DPH Behavioral Health Services (BHS), which delivers mental health and substance use care, from early intervention programs in schools to outpatient counseling, residential treatment, and crisis services to some 30,000 San Franciscans each year.

“After a nationwide search, I am thrilled to welcome Dr. Hillary Kunins to the San Francisco Department of Public Health,” said Dr. Grant Colfax, Director of Health. “Dr. Kunins is a highly regarded leader of New York City’s health department, and her dedication to health equity for people with behavioral health concerns will serve our City well.”

“Just as San Francisco faces an historic crisis in overlapping mental health, substance use and homelessness concerns, the City also leads the country with its Mental Health SF blueprint and commitment to innovation in behavioral health care,” said Dr. Kunins. “I am honored to join this team and bring my experience to envision and implement an equitable, comprehensive and respectful public health approach to serving San Franciscans with mental health and substance use needs.”

Dr. Kunins holds MD and MPH degrees from Columbia University and an MS in Clinical Research from Einstein College of Medicine. When Dr. Kunins assumes her new role in San Francisco, acting Director of Behavioral Health Services Marlo Simmons, who has overseen the integration of Mental Health SF into the ongoing quality improvement of BHS since February 2020, will return to her duties as Deputy Director.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED TO APPOINT JOAQUÍN TORRES AS ASSESSOR-RECORDER
Date: Wednesday, January 27, 2021 11:34:40 AM
Attachments: [01.27.21 Assessor-Recorder.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, January 27, 2021 at 11:31 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED TO APPOINT JOAQUÍN TORRES AS ASSESSOR-RECORDER

FOR IMMEDIATE RELEASE:

Wednesday, January 27, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED TO APPOINT JOAQUÍN TORRES
AS ASSESSOR-RECORDER**

Torres, who currently leads San Francisco's Office of Economic and Workforce Development, will replace Carmen Chu, who was confirmed as City Administrator on Tuesday

San Francisco, CA — Today Mayor London N. Breed announced she will appoint Joaquín Torres as the next Assessor-Recorder of the City and County of San Francisco. Torres currently serves as the Director of the Office of Economic and Workforce Development. He will fill the vacancy left by Carmen Chu, who will begin serving as San Francisco City Administrator at the beginning of February.

The Office of the Assessor-Recorder is responsible for locating all taxable property in the City, identifying ownership, establishing a taxable value, and applying all legal exemptions. The position of Assessor-Recorder is a citywide elected position, and the newly appointed Assessor-Recorder will have to run in the next election, which is currently scheduled for June 2022, to complete the current term.

“Joaquín Torres is a dedicated public servant who has been working tirelessly over the last year to help our City navigate this pandemic,” said Mayor Breed. “He has a well of experience working with businesses both large and small, as well as communities throughout our entire City that are too often ignored, and he understands how important this office is to our economic recovery. I know Joaquín will build on the incredible work that Carmen Chu has started to strengthen the Assessor-Recorder's Office. He has been a strong leader for the

Office of Economic and Workforce Development, and he will bring that same strength and sense of purpose to this new role.”

Torres has served as Director of the City’s Office of Economic and Workforce Development (OEWD) since 2018. Under his leadership, the department’s budget has grown approximately 35% from \$67 million to almost \$92 million, constituting a substantial expansion of services for businesses and workers. During his tenure, he has significantly increased support for small businesses, pioneered a community-driven departmental budget process, and firmly centered racial equity in the department’s mission and operations. Together with the Human Rights Commission, he has also helped to successfully implement Mayor Breed’s Opportunities for All initiative.

“I want to thank Mayor Breed for entrusting me with this responsibility. For the past eleven years, I’ve been proud to work hard for the people of San Francisco, to earn their trust and to make a positive difference alongside our diverse communities, businesses and residents that I’ve been fortunate to work closely with and to learn from,” said Director Torres. “Local government is at its best when it understands and meets community need. This requires integrity and a commitment to ongoing improvements that ensure good government services are secure, fair, and accessible to all San Franciscans. I’m honored to assume these responsibilities essential to our economic stability and recovery and to build on the improvements of Assessor Chu to continue serving the City and County in this new role.”

Mayor Breed nominated Assessor Chu to fill the vacancy at the City Administrator’s Office, and on Tuesday, the Board of Supervisors unanimously confirmed her for the position. She will be sworn in next week.

“I’ve had the opportunity to work with Joaquín for many years now and most recently as Co-Chair of the Economic Recovery Task Force,” said Assessor Carmen Chu. “During this pandemic, I saw him work tirelessly to get help out the door as quickly as possible to serve small businesses and workers. He is a compassionate leader who understands the significance of the Assessor’s work in supporting critical City services. He will be working with a great group of people at the Assessor-Recorder’s Office and together I know they’ll continue to elevate the work we started. I thank my team at the Assessor’s Office and will miss working with them more than they know.”

Since the onset of COVID-19, OEWD has helped lead the City’s response by serving as a central information hub and support for businesses and workers as they grapple with the incredible uncertainty and challenges created by the pandemic, coordinating with public health officials and the business community to maximize safety and limit economic damage, leading development and implementation of relief programs and policies for businesses and workers, and building a foundation for an equitable recovery. Torres has been able to strategically marshal the department’s staff and resources, as well as its extensive network of civic and business leaders, philanthropy and community-based organizations to drive these critical, overlapping COVID-19 relief initiatives.

“I want to thank Mayor London Breed for selecting Joaquín Torres for the role of City Assessor-Recorder. There is no question that Joaquín’s long track record of public service prepares him well for this position,” said Malcolm Yeung, Director of the Chinatown Community Development Center. “Like his predecessor, Carmen Chu, I know Joaquín will lead the Office with integrity and an eye towards maximizing accessibility for our diverse

communities. Joaquín has always operated from a framework of social and racial equity, and I'm excited to see how he imbues these deeply held personal values into this new work."

"Our community applauds Mayor Breed for her selection and appointment of Joaquín Torres as San Francisco's next Assessor-Recorder," said Sam Ruiz, retired Chief Executive Officer of Mission Neighborhood Centers. "Mr. Torres is respected because of his proven professionalism, integrity and excellent public stewardship here in San Francisco over the past decade. We are proud and delighted that he will continue serving the City and County of San Francisco in this new capacity."

Torres also serves as the President of the San Francisco Housing Authority Commission, where he leads the oversight body as it works to complete the process of rehabilitating over 3,400 units of public housing with \$750 million in improvements, ultimately transferring ownership to affordable housing providers to better serve low-income communities. He serves as Chair of the Equity, Diversity and Inclusion Committee for the American Conservatory Theatre (A.C.T.) and has also served on the Executive Board of SPUR since 2019, helping to develop regional solutions to major urban challenges ranging from housing, land use and transportation to food access, climate and governance.

"Joaquín is an excellent choice to serve as San Francisco's Assessor-Recorder. He is an experienced, committed public servant who has demonstrated his ability to lead with resilience and compassion - and provide stability - in the midst of one of the most challenging periods in San Francisco's history," said Alicia John-Baptiste, President & CEO, SPUR. "The office of the Assessor-Recorder is critical to the City's financial well-being and Joaquín's commitment to racial equity will be central to his leadership of this important function, to the benefit of all San Franciscans."

Previously, Joaquín served as Director of the San Francisco Invest in Neighborhoods initiative, Director of the Mayor's Office of Neighborhood Services for Mayor Edwin M. Lee, and Liaison to the San Francisco Latino and American Indian communities and to Supervisorial Districts Nine and Eleven for Mayor Gavin Newsom. He is a graduate of Stanford University and New York University's Tisch School of the Arts. He lives in the Outer Mission with his wife, Ruibo Qian.

The Office of the Assessor Recorder carries out the property tax-related functions governed by the State Constitution and local laws. The Office's core responsibility is to identify and assess the value of all taxable property in the City and county of San Francisco and apply all legal exemptions. Property tax funds public education and is the single largest revenue source supporting the City's general operations. The office also records and maintains official records of the City, and collects transfer tax from changes in property ownership.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: I support 9 floors @ 321 Florida (ref 2018-016808ENX)
Date: Wednesday, January 27, 2021 11:32:38 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Roddy Lindsay <theride@gmail.com>
Sent: Wednesday, January 27, 2021 10:02 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 9 floors @ 321 Florida (ref 2018-016808ENX)

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

We need more housing!

--

"Buy the ticket, take the ride."

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 27, 2021 11:30:06 AM
Attachments: [Support for the 450 O'Farrell Essential Housing project.msg](#)
[Support for the 450 O'Farrell Essential Housing project.msg](#)
[Support for the 450 O'Farrell Essential Housing project.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Eric Rodenbeck <myvoice@oneclickpolitics.com>
Sent: Wednesday, January 27, 2021 8:54 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for the 450 O'Farrell Essential Housing project

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

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,

Eric Rodenbeck

erode@stamen.com

4155187795 631 ofarrell street, #1605 San Francisco, CA 94109 Constituent

Prepared by OneClickPolitics (tm) at <https://avanan.url-protection.com/v1/url?o=www.oneclickpolitics.com.&g=NTFkOTIwNjRjMzQyZDlxMg==&h=ZGY1NGRjNWUxNjNhOGY4NzkwNzE1MTY1NzUzZDhiZjI2MTgyZWJxOTBhMGE1OTc1NjJhZDZjMWE0ZTkyNA==&p=YXAzOnNmZHOyOmF2YW5hbGpvZmZpY2UzNjVfZWVhaWxzX2VtYWlsOjlkYTU3MzgyZWZmYzkwYTQyNDUzOWU5ZDdlNjA2ODNmOnYx> 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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON SCHOOL RENAMING
Date: Wednesday, January 27, 2021 10:34:06 AM
Attachments: [01.27.21 School Renaming.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, January 27, 2021 at 10:32 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON SCHOOL RENAMING

FOR IMMEDIATE RELEASE:

Wednesday, January 27, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** STATEMENT *****
MAYOR LONDON BREED ON SCHOOL RENAMING

San Francisco, CA — Mayor London N. Breed today issued the following statement regarding the San Francisco Board of Education's vote on school renaming:

"I understand the significance of the name of a school, and a school's name should instill a feeling of pride in every student that walks through its doors, regardless of their race, religion, or sexual orientation. In fact, the public elementary school I attended as a child was renamed for Civil Rights icon Rosa Parks, and I believe it is a name that instills pride for the community. This is an important conversation to have, and one that we should involve our communities, our families, and our students.

What I cannot understand is why the School Board is advancing a plan to have all these schools renamed by April, when there isn't a plan to have our kids back in the classroom by then. Our students are suffering, and we should be talking about getting them in classrooms, getting them mental health support, and getting them the resources they need in this challenging time. Our families are frustrated about a lack of a plan, and they are especially frustrated with the fact that the discussion of these plans weren't even on the agenda for last night's School Board meeting.

I believe our children should be a part of the conversation around the renaming of their schools, and I believe the education and discussions need to happen within our school walls. Let's bring the same urgency and focus on getting our kids back in the classroom, and then we can have that longer conversation about the future of school names.

I know there is a lot going on, and none of this is easy. The City stands ready to continue to support in any way we can.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Plan Submittal Guidelines
Date: Wednesday, January 27, 2021 8:37:30 AM

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
[San Francisco Property Information Map](#)

From: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Date: Tuesday, January 26, 2021 at 5:09 PM
To: Kathrin Moore <mooreurban@aol.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Plan Submittal Guidelines

Commissioners:

Per our discussion last week at Commission, please see link below to access the Commission's plan submittal guidelines.

https://sfplanning.org/sites/default/files/documents/publications/Guidelines_Plan_Submittal.pdf

www.sfplanning.org PLAN SUBMITTAL GUIDELINES

PAGE 5 | PLANNING HANDOUT - PLAN SUBMITTAL GUIDELINES V. 0.17.2020 SAN FRANCISCO PLANNING DEPARTMENT Landscaping Plan For large projects, as defined in Planning Code Section 138.1(c)(2), and for other projects as requested by

sfplanning.org

Happy to discuss further if you have questions. Thanks, Rich

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: 321 Florida (2018-016808ENX/SHD) Request for Continuance
Date: Tuesday, January 26, 2021 3:15:18 PM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

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.

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

From: Alison Heath <alisonlheath@gmail.com>
Sent: Tuesday, January 26, 2021 2:22 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 321 Florida (2018-016808ENX/SHD) Request for Continuance

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

Dear Commissioners,

I am writing on behalf of the Potrero Boosters Neighborhood Association to request a continuance on this project. Although the proposed development is technically outside of our boundaries, Franklin Square is a beloved and valuable resource to our neighborhoods. The Mission and Potrero Hill are both underserved in terms of parks and recreational facilities, and the demands of additional housing will further strain existing resources. Given concerns that additional shadow would in fact be adverse to the use of this park, requests for an objective shadow study are quite reasonable.

Sincerely,
Alison Heath
Chair of Potrero Boosters Development Committee

Alison Heath
alisonheath.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 321 Florida PC
Date: Tuesday, January 26, 2021 2:24:32 PM

Commissioners,
Please be advised that Florida is requesting a Continuance from this Thursday's hearing.

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 <<https://sfplanninggis.org/pim/>>

On 1/26/21, 10:30 AM, "Christensen, Michael (CPC)" <michael.christensen@sfgov.org> wrote:

Hi all!

My project sponsor for 321 Florida Street would like to request a continuance for their hearing to Feb 25 to allow more time to work with neighborhood groups. Can this be accommodated? Thanks!

Michael Christensen, Senior Planner
Southeast Quadrant Team / Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7567 | www.sfplanning.org
San Francisco Property Information Map

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.

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

From: Cara Houser <cara.houser@dm-dev.com>
Sent: Tuesday, January 26, 2021 10:28 AM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Subject: Re: 321 Florida PC

Yes, we are ok with 2/25.

> On Jan 26, 2021, at 10:21 AM, Christensen, Michael (CPC) <michael.christensen@sfgov.org> wrote:
>
> Okay I will request that and let you know. Just for confirmation, you are requesting 2/25, not trying for 2/18?
>
> Michael Christensen, Senior Planner
> Southeast Quadrant Team / Current Planning San Francisco Planning
> 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
> Direct: 628.652.7567 |
> <https://avanan.url-protection.com/v1/url?o=www.sfplanning.org&g=YTQ1OG>
> YwOGJmNjAwYTc3Yw==&h=NzQyMzYyNDg3ODU4M2ZhN2Q4MmU5YjgxNTljNDQ5ZjE1MzYyO
> TU5OTJiYzJhMzdmNWUyYzM1NDkMWZjMDIiNQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvZmZp
> Y2UzNjVfZW1haWxzX2VtYWlsOmU5Mzk3ZTY1NmQ1ZjU0MjdkNGY4NzY1ZmY1MWM5MGI5On

> Yx San Francisco Property Information Map
>
> 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.
>
> -----Original Message-----
> From: Cara Houser <cara.houser@dm-dev.com>
> Sent: Tuesday, January 26, 2021 10:20 AM
> To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
> Subject: 321 Florida PC
>
>
> This message is from outside the City email system. Do not open links or attachments from untrusted sources.
>
>
>
> Hi Michael,
> I talked with the team and we're ok to continue the project to the 2/25 hearing date.
> Thank you,
> Cara
>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)
Subject: FW: Mail for you and Planning Commissioners - letter re: 2016-008743CUA - 446-448 Ralston St
Date: Tuesday, January 26, 2021 2:23:28 PM
Attachments: [letter - 2016-008743CUA - 446-448 Ralston St.pdf](#)

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
[San Francisco Property Information Map](#)

From: "DCP, Reception (CPC)" <reception.dcp@sfgov.org>
Date: Tuesday, January 26, 2021 at 2:21 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Mail for you and Planning Commissioners - letter re: 2016-008743CUA - 446-448 Ralston St

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Copies of plans, staff reports and other documents - to PUBLIC as well
Date: Tuesday, January 26, 2021 2:17:11 PM

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
[San Francisco Property Information Map](#)

From: Sue Hestor <hestor@earthlink.net>
Date: Tuesday, January 26, 2021 at 12:15 PM
To: Kathrin Moore <Mooreurban@aol.com>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa@bishopsf.org>, Deland Chan <delandsf@gmail.com>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>
Subject: Copies of plans, staff reports and other documents - to PUBLIC as well

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

THANK YOU COMMISSIONERS MOORE, DIAMOND and IMPERIAL for bringing up and talking about (1/21) the difficulty you have as commissioners in reading plans and other complex documents in the electronic staff packets you receive. I assume you have received them 7 days ahead of Thursday meeting for the past 35 remote meetings.

You pointed out the difficulty of reading project plans that are in a non-uniform format. That are tiny when reviewed on a laptop or other computer available to you. That often lack 3D perspectives. Things that would make it possible for Commissioners to review a project, make informed comments and develop amendments where needed.

Since **members of the public** can no longer review plans at the Department, we have been at a substantial disadvantage to project sponsor and to staff who have full-size plans. The individual planner MAY have tools and time to review complex plans and documents. The public does NOT. Project sponsor has developed the plans over MANY months and has discussed details with department.

Director Hillis stated that the Department would send out to you Guidelines - staff

direction to project sponsors on how to present information for Commission review. When it is done I suggest that it be posted on an agenda - or other highly visible location - so that interested members of the public can see it.

There are at least 4 additional issues that I see.

1. Timing of release of staff reports/plans to the public has been increasingly tied to release of next week's agenda - late Friday afternoon. (this week 4:17pm) The posting of packets for the following week, has been increasingly difficult. At the same time the packets for the following week are provided to Commission, a paper copy of all staff reports was available IN THE DEPARTMENT. No later than when they are provided to Commissioners, they must be available to the public.

There is a huge difference between Noon Thursday and 5pm Friday. Including the availability to copy material at "the 4th floor."

Plan Dept website currently organized so that it is difficult/impossible to retrieve packet/plans on project before Friday agenda issuance. **Theoretically** staff packets are available to public once they are given to Commission (Thursday 1pm) - and presumably others at City Hall. In reality they are not available to the public until Friday afternoon when agenda is posted.

2. **Commission Rules** have been revised to virtually eliminate all "2-week in advance packets." Formerly large complicated projects, office allocations, and plans would be released 2 weeks in advance. Now it is a decision made by Planning Director or Commission officers. In the past year, during shutdown, very few 2 week reports. When there is a 2-week report, the public is able to read the staff recommendation and submit written comments to the commission. If submitted to staff by Wed 5pm, 9 days before hearing, they can be included in packet for hearing. Sometimes THE PUBLIC has information/perspective missing from developer and staff submission.

Staff packets/final proposed plans/Department recommendations are not releasable to public (as public record) until they leave the Planning Department.

3 AT 1/21 hearing the Secretary commented at there may be a possibility to reinstate hard copies of staff reports/plans issued directly from Reprographics. Before 2020 many staff reports were copied outside the Department, generally sent to them Tuesday. They immediately became public records, available to members of the public who requested them.

The public was then able to review and comment on the project so that their comments could arrive to commissioners before the weekend when many Commissioners prepare for next Thursday's hearing

4. Use of color to explain/distinguish areas/uses on a floor, has gotten out of hand. Even if Commissioners have hard copy of full-size plans - and the public can see them, VERY FEW PEOPLE HAVE COPIERS TO PRINT THEM OUT. ESPECIALLY IN COLOR. Plans that use color to specify uses cannot be easily read.

Colored printer ink is very expensive. It is not even an option for lower income residents, particularly those who use public computers. Very few have printers that do more than 8 1/2 x 11 - possibly 8 1/2 x 14. So can't even PRINT legible full-sized plans which use COLOR.

Please open up your discussion to persons who have also been struggling with the readability and availability of reports on the projects and issues that come to the Planning Commission.

Thank you

Sue Hestor

415 846 1021 - cell

hestor@earthlink.net

From: [CPC-Commissions Secretary](#)
To: [Catherine Lippman \(CPC\)](#)
Subject: [PAC - General Public Comment January 28, 2021](#)
Date: Tuesday, January 26, 2021 10:42:00 AM
Attachments: [PAC_5279.jpg](#)
[PAC_5279.jpg](#)
[PAC_5280.jpg](#)

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.632.7600 | [www.sfgov.org](#)
[San Francisco Property Information Page](#)

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](#).

From: SchutT <schuttsht@abglobal.net>

Sent: Tuesday, January 26, 2021 10:46 AM

To: Koppel, Joel (CPC) <jkoppel@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>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watly, Elizabeth (CPC) <elizabeth.watly@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>
Cc: Ikonin, Jonas (CPC) <jonas.ikonin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: General Public Comment January 28, 2021

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

Dear Commissioners:

Good morning.

Below are photos of two projects in two different Residential Neighborhoods of San Francisco.

Both had Enforcement actions by your Staff and new Demo Calcs were submitted to your Staff for review.

The revised Calcs are also attached below.

Nether project crossed the threshold of the current Demo Calcs either before or after the Enforcement....so they did not need to come to the Commission for a CUA....but they sure are close....whether you look at the actual work done under their Alteration Permits up until the time of the Enforcement as can be seen in the attached photos or in their revised Calcs.

These two projects, like so many others, illustrate the need to adjust the Demo Calcs as the Commission is empowered to do under Section 317 (b) (2) (D).

Thank you.

Sincerely,

Georgia Schuttish

Project #1



Project #1 Revised Demolition Calculations per 5317 (b) (2) (B)

TOTAL EXTERIOR VERTICAL ELEMENTS REMAINING (LF)	(E) LF	REMOVED	% REMOVED	MAX ALLOWED /
FRONT (NORTH ELEVATION)	35.7 LF	8.9 LF	24.9 %	CONFORM w/
REAR (SOUTH ELEVATION)	35.7 LF	35.7 LF	100 %	PLANNING
TOTAL	71.4 LF	44.6 LF	62.5%	CODE

AND

	(E) LF	REMOVED	% REMOVED	MAX ALLOWED CONFORM W/ PLANNING CODE
EAST ELEVATION	55.1 LF	26.1 LF	47.4 %	
WEST ELEVATION	55.1 LF	29.6 LF	53.7 %	
FRONT (NORTH) ELEVATION	35.7 LF	8.9 LF	24.9 %	
REAR (SOUTH) ELEVATION	35.7 LF	35.7 LF	100 %	
TOTAL	181.5'	100.25'	55.2%	

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

DEMOLITION CALCULATIONS PER SECTION 317

Project #1 Revised Demolition Calculations per 5317 (b) (2) (C)

TOTAL EXTERIOR VERTICAL ELEMENTS REMAINING (AREA)	(E) AREA	REMOVED	% REMOVED	MAX ALLOWED /
EAST ELEVATION	1,122 SF	880 SF	85.1 %	CONFORM w/
WEST ELEVATION	1,118 SF	800 SF	67.1 %	PLANNING
FRONT (NORTH ELEVATION)	1,033 SF	689 SF	66.7 %	CODE
REAR (SOUTH ELEVATION)	797 SF	658 SF	85.1 %	
VERT. ELEMENTS TOTAL	4,070 SF	3,026 SF	74.3 %	50.0% / NO

AND

HORIZONTAL ELEMENT CALCULATION	(E) AREA	REMOVED	% REMOVED	MAX ALLOWED /
1ST FLOOR	1,342 SF	1,530 SF	89.2%	CONFORM w/
2ND FLOOR	1,253 SF	35 SF	3.1%	PLANNING
ROOF	1,479 SF	771 SF	41.8%	CODE
HORIZ. TOTAL	4,080 SF	2,340 SF	58.0%	50.0% / YES

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

Project #2



Project #2 Revised Demolition Calculations 5317 (b) (2) (B) and 5317 (b) (2) (C)



From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: PROTEST 1/28 Indef Cont of 2020-0099054PCA Hotel/Motel Temporary Use - BIDEN FUNDING?
Date: Tuesday, January 26, 2021 8:44:56 AM
Importance: High

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Sue Hestor <hestor@earthlink.net>
Sent: Monday, January 25, 2021 5:54 PM
To: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Fernando Marti <fernando@sfic-409.org>; Peter Cohen <peter@sfic-409.org>
Subject: PROTEST 1/28 Indef Cont of 2020-0099054PCA Hotel/Motel Temporary Use - BIDEN FUNDING?
Importance: High

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

Over the weekend PRES BIDEN put forward funding temporary housing during pandemic thru some point in summer.

Yet Planning proposes on 1/28 to continue indefinitely (Breed's) legislation to Allow Temporary use of Hotels and Motels for Permanent Supportive Housing. Apparently at request of Mayor's office.

DOES PLANNING STILL WANT TO CONTINUE THIS LEGISLATION?

I would urge Commission to acknowledge that PRESIDENT BIDEN has taken steps to fund housing for people who have no housing because of the Covid pandemic and set a date in several weeks when you can have more information on the funding.

Sue Hestor

415 846 1021

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2018-016808ENX - Friends of Franklin Square Letter re: 321 Florida
Date: Tuesday, January 26, 2021 8:44:16 AM
Attachments: [FoFS Letter to Planning Commision - Package.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: FoFS Franklin Square <friendsoffranklinsquare@gmail.com>
Sent: Monday, January 25, 2021 5:35 PM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Jolene Yee <joleneyeesf@gmail.com>; Jeff Smith <jeffcsmith@gmail.com>; Julie Pham <julietpham@gmail.com>; Mary Haywood <mshaywoo@gmail.com>; Daniel Sheeter <sheeter@gmail.com>
Subject: Case No. 2018-016808ENX - Friends of Franklin Square Letter re: 321 Florida

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

Hello Commissioners,

Please see attached for a letter from the Friends of Franklin Square board regarding the proposed 321 Florida project. Comments from our members are also included.

Thank you.

--

[Check us out at SF Parks Alliance!](#)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)
Subject: FW: 450 O'Farrell 2013.1535CUA-02
Date: Tuesday, January 26, 2021 8:43:44 AM
Attachments: [450 O'Farrell, 2013.1535CUA-02.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Ben Libbey <ben@yesinmybackyard.org>
Sent: Monday, January 25, 2021 2:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 450 O'Farrell 2013.1535CUA-02

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

1/25/2021

San Francisco Planning Commission
1 Dr Carlton Goodlett Pl
San Francisco, CA 94102

commissions.secretary@sfgov.org;
Via Email

Re: 450 O'Farrell
2013.1535CUA-02

Dear San Francisco Planning Commission,

YIMBY Law submits this letter to inform you that the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development

would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to demolish three existing buildings and construct a mixed use building up to 13-stories on O'Farrell and Shannon Streets and up to 4-stories on Jones Street. The project is now proposed to include 302 group housing rooms with a total of 316 beds.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO TO REOPEN SOME ACTIVITIES IN RESPONSE TO STATE LIFTING REGIONAL STAY AT HOME ORDER
Date: Monday, January 25, 2021 1:44:56 PM
Attachments: [01.25.21 COVID-19 Update.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Monday, January 25, 2021 at 1:19 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO TO REOPEN SOME ACTIVITIES IN RESPONSE TO STATE LIFTING REGIONAL STAY AT HOME ORDER

FOR IMMEDIATE RELEASE:

Monday, January 25, 2021

Contact: San Francisco Joint Information Center, dempres@sfgov.org

***** PRESS RELEASE *****

**SAN FRANCISCO TO REOPEN SOME ACTIVITIES IN
RESPONSE TO STATE LIFTING REGIONAL STAY AT HOME
ORDER**

With the State lifting the Bay Area Regional Stay at Home Order, San Francisco on January 28 will reopen key sectors allowed by the State's purple tier, with some additional safety precautions given the City's high case rate

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that San Francisco will resume some businesses and activities, beginning the morning of Thursday, January 28, after the state announced it would lift mandatory regional restrictions.

As of today, the state is lifting its Regional Stay at Home Order, in place for the Bay Area since December 17. The state is expected to assign San Francisco to a tier on its [Blueprint for a Safer Economy](#) on Tuesday, January 26. This action gives San Francisco the ability to lessen requirements under the local Stay at Home Order issued on December 4 when San Francisco and other Bay Area counties pre-emptively put safety steps in place to manage a surge of COVID-19 cases.

Based on local analysis of the public health indicators, San Francisco expects it will be assigned to the state's purple tier – the most limited – and is proceeding with reopening accordingly. San Francisco will reopen certain businesses and activities allowed in the purple tier starting Thursday at 8:00 a.m., with specific additional safeguards to limit the spread of

the virus.

“Today marks an important turning point that I hope we can continue to build upon. San Francisco pre-emptively adopted the Stay at Home Order in an attempt to bend the curve so that we could protect our residents, control the surge, and move forward again as quickly as possible,” said Mayor Breed. “We see now the sacrifices that our residents and businesses made are paying off, and I want to thank them on behalf of our City. We are moving the vaccines as quickly as possible, but there is still more virus in our community than there ever has been, and we need to proceed cautiously and remain diligent. That’s how we will move forward together.”

The activities that will reopen include outdoor dining with tables of no more than two households, up to six people, and spaced a minimum of 6 feet apart; indoor or outdoor personal services, except those that require a mask to be removed; outdoor zoos and museums; small outdoor gatherings; and expanded capacity on activities that were minimized during the Stay at Home Order. In addition, San Francisco will allow hotels to resume operations for tourism use, but San Francisco will maintain its mandatory local travel quarantine. San Francisco will continue requiring travelers from outside of the Bay Area to quarantine for 10 days, aligning with the State requirement necessitating that hotels only accept and honor reservations made by travelers from outside the Bay Area that are for 10 days or more.

San Francisco will continue the requirement first put in place by the State that limits non-essential businesses from operating or anyone from gathering with members outside of their household between the hours of 10:00 p.m. and 5:00 a.m. People can continue to leave their homes during that time for any other reason. This requirement will remain in effect until San Francisco is assigned to the State’s red tier.

“Thanks to the hard work of everyone in San Francisco, we have been able to slow down this surge of COVID-19 cases and with our continued perseverance, we can prevent future surges and continue to safely reopen more activities,” said Dr. Grant Colfax, Director of the San Francisco Department of Public Health. “To do that, we must continue all of the preventive measures that we all know well, even as we roll out the vaccine. Staying vigilant will be critical to our long term success.”

The Bay Area Regional Stay at Home Order was put into place by the State of California on December 17 due to surging cases and hospitalizations that threatened ICU capacity. At this point, the region’s ICU capacity has stabilized and cases and hospitalizations are trending down, prompting the State to lift the order. San Francisco’s actual ICU capacity holds steady at more than 25% and its hospitalization and case rates are declining. Though San Francisco’s case rate is still nearly twice the rate that would be required to advance to the red tier, San Francisco will proceed in lifting its local Stay at Home Order to resume activities allowed by the State in the purple tier, with certain additional safety limitations.

San Francisco experienced a significant surge in COVID-19 cases in the fall that escalated further in December. The average number of COVID cases increased more than tenfold from 32 in mid-October to 372 at the surge’s peak. Currently, San Francisco is currently averaging 261 new COVID-19 cases per day; however, the case rate is declining. Because of the prevalence of the virus, and particularly considering the emergence of new, extremely contagious variants, it remains critical that San Franciscans continue with the preventive measures that limit the spread of the virus, like wearing a face covering whenever you are

outside your home, including during exercise; washing hands regularly; and maintaining physical distance. To continue on the path of re-opening, San Francisco's case rate and the hospitalization rate will need to keep declining.

The City is taking measured steps in order to balance the public health harms of COVID-19 transmission and public health harms of economic stress. The activities allowed under the purple tier are primarily outdoors or, when indoors, are restricted to low-volume activities that minimize the number of people interacting. San Francisco is updating its health order to come into close alignment with the State, although there remain a few areas of departure where it is important to minimize the risk to public health in a dense urban environment.

"The reopening of our San Francisco business community is a tremendous step to our economic recovery. The sacrifices we're making to slow and crush the holiday surge are working," said Joaquín Torres, Director of the Office of Economic and Workforce Development. "While we are cautiously optimistic, we know this pandemic has evolved with new strains of the virus that are more contagious. The opening of our economy must not come at the expense of our public health. We must remain vigilant for our community and for one another including our essential workers and vulnerable residents who are bearing the brunt of COVID-19 cases and continue to follow safety measures outlined in our health orders."

On Wednesday, January 27, the San Francisco Department of Public Health will issue final health and safety guidelines to reopen activities allowed under the purple tier of the State's Blueprint for a Safe Economy, effective 8:00 a.m. on Thursday January 28. The following activities will be opened or expanded under the new health order.

Activities to Resume Thursday, January 28

The following activities may be reopened/allowed to resume:

- **Personal Services.** Indoor and outdoor personal services establishments, including hair and nail salons, barbers, tattoo, piercing, and massage services may reopen, but facial coverings are required to be worn at all times. Services that would necessitate the removal of facial coverings are not allowed at this point.
- **Outdoor Dining.** Outdoor dining may resume. It is limited to up to 6 people total from up to two households at a table. Per State requirements, barriers between tables can no longer serve as an alternative to distancing tables 6 feet or more. Live entertainment is allowed except for singing or brass or wind instruments.
- **Outdoor Museums and Zoos.** Outdoor operations for museums and zoos may resume, though zoos are capped at 50% capacity not including personnel. Concessions are allowed under the guidance of retail or outdoor dining according to the type of concessions.
- **Outdoor Family Entertainment Centers.** Family entertainment such as skate parks, batting cages, miniature golf, kart racing, and laser tag or paintball may resume outdoor operations. Roller and ice skating rinks may operate at 25% capacity. Concessions are allowed under the guidance of retail or outdoor dining according to the type of concessions.
- **Open Air Boats and Busses.** Open air boats and busses may operate outdoor operations of up to 12 passengers or physically distanced groups of 12, if social distancing can be maintained between groups. Concessions are allowed under the guidance of retail or outdoor dining according to the type of concessions.
- **Small Gatherings.** Members of up to 3 households with a maximum of 12 people total

may gather outdoors if social distance can be maintained and no food or drink is being consumed. If food or drink is being consumed, only members from two households of up to 6 people total is allowed.

- Indoor Fitness. 1:1 personal training is allowed to resume indoors with no more than 3 people, including the customer, the trainer and a support staff.
- Indoor Funerals. Indoor funerals may take place with up to 12 people.

The following activities may expand their operating capacity:

- Grocery Stores. Standalone grocery stores may operate at 50% customer capacity, not including personnel, up from 35%.
- Retail. All retail including low-contact retail services such as dog groomers, shoe, electronics and similar repair services may operate at 25% customer capacity, not including personnel, up from 20%. For enclosed shopping malls, any common areas and food courts must remain closed.
- Hotels and Lodging. Hotels and lodging may accept reservations for tourist use from in-state and out of state guests. Out of Bay Area guests are required to quarantine for 10 days and must make a reservation for 10 days or longer in order to do so. Indoor gyms, meeting rooms, ballrooms and dining must remain closed, though outdoor dining can resume and room service can continue.
- Outdoor Fitness. Removes the 12-person cap on outdoor fitness so long as social distancing can be met, and increases the fitness class cap to 25.
- Youth sports. Youth sports without spectators are allowed if it is part of a childcare or out of school time (OST) program or part of an organized and supervised youth sports program. Additionally, low-contact youth sports that are allowed by the state in the purple tier may resume such as dancing, biking, no-contact martial arts, lawn bowling, or bocce ball. Distancing and face coverings must be in place at all times.
- Outdoor Recreation. Up to three households may engage in recreational activities that allow social distancing, including low-contact sports such as hiking, biking, dancing, and including those that share equipment such as balls and Frisbees.
- Golf and Tennis. Expands to allow foursomes for golf, but limits to one household per cart and requires staggered tee times. Expands to allow doubles for tennis limited to members of one household per team. Pickleball remains limited to singles per State requirements.
- Outdoor Religious and Political Gatherings. Removes the 200-person cap to allow religious and political activities to take place unrestricted as long as social distancing can be maintained.

The City will post the revised Health Order with detailed requirements to its [webpage](#) on Wednesday, January 27, effective Thursday, January 28 at 8:00 a.m. The reopening of businesses and activities will increase travel and interaction throughout the city, which risks increasing community spread of the virus and an increase in cases and hospitalizations. With new more contagious variants, it is unclear how the virus will respond to more activity. Conversely, as the vaccine is distributed and increasing numbers of people are inoculated against the virus, particularly those who are most vulnerable, San Francisco hopes to gain momentum in reopening the City and beginning its recovery.

Public health officials will regularly assess the [Key Public Health Indicators](#), particularly new positive case counts and hospitalizations to ensure San Francisco has the necessary resources available for those who contract COVID-19. The phasing of additional activities is structured

to maximize the City's ability to track these local health indicators and ensure that San Francisco continues to manage its risk and to protect public health. While San Francisco recognizes and is attempting to align with the State's thresholds, the City will continue on a reopening path based on its local health indicators and the unique challenges and successes of its local reopening. San Francisco's reopening updates are available online at [SF.gov/reopening](https://sf.gov/reopening).

###

From: [Foster, Nicholas \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Hillis, Rich \(CPC\)](#)
Subject: Parcel F (DA Application Letter): A Legible Version
Date: Monday, January 25, 2021 1:19:18 PM
Attachments: [2021-01-06 Parcel F - DA Application Letter\(13862944.1\).pdf](#)

Hello Commissioners:

Commissioner Diamond astutely pointed out that one of the exhibit letters (attached) was rendered completely illegible. When attempting to reduce the file size of these huge (!) files, Adobe sometimes encounters unrecognizable text, and the result is what looks like computer code. Apologies for that.

See you all (virtually) on Thursday.

Best,

Nicholas Foster, AICP, LEED GA, Senior Planner
Current Planning Division, Northeast Team
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7330 | www.sfplanning.org
[San Francisco Property Information Map](#)

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Design Review of 476 Lombard Street (2018-017283DRP) urgently needed – please deny or significantly reduce this project
Date: Monday, January 25, 2021 12:56:51 PM

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
[San Francisco Property Information Map](#)

From: "Franck, Linda" <Linda.Franck@ucsf.edu>
Date: Monday, January 25, 2021 at 11:26 AM
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: Design Review of 476 Lombard Street (2018-017283DRP) urgently needed – please deny or significantly reduce this project

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

Dear Planning Commissioners and Supervisor Peskin,

I am a long-time resident of San Francisco with a deep love of the City and our North Beach district. I have kept close watch on the progression of the 476 Lombard St project, hoping that the normal checks and balances within SF Planning would mitigate the potential blight that this over-sized “single-family home” would cause on one of the treasured blocks of this iconic neighborhood. Sadly, this has not happened, and I am now writing to you to **urge you to use**

your authority to deny or significantly reduce the project and preserve a precious North Beach historic building. Below I have listed some of the major problems with this project. I am sure a full Design Review, as requested, will reveal even more.

1. 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 would add to the historic significance of the building. At a joint meeting of the Planning and Historic Preservation Commissions, the Retained Elements Guidelines were adopted. The Guidelines state that they can be used at the directions of the Historic Preservation Commission or Planning Staff. However, the Planners did not do this. **The Commission should direct the staff to apply these guidelines to this project.**
2. The large third floor addition, roof deck, spiral staircase and protruding rear decks on the second and third floors significantly harm light and air to the eastern adjacent residences, 468, 470a and 470b Lombard St., and would put main living spaces in those homes in deep shadow/darkness throughout the day. These long-time North Beach residents deserve due consideration and the 476 project should not be allowed to encroach upon the only source of light and air to their kitchen and dining rooms, living rooms and bedrooms. The plans and renderings provided by the architect do not accurately show the encroachment, either in proximity or in height. The shadow study provided by the project is completely inaccurate in its depiction of the 468, 470a and 470b Lombard St residences, showing the affected sides of the building as blank walls, where in actuality there are the essential windows, providing light and air to the residences. Even with the shadow study being done on the most favorable day of the entire year, and the clever angles at which the views were done, it is easy to see that significant portions of those three residences will be closed in and dark during daylight hours the rest of the year. **The Commission should direct staff to require removal of the roof deck and 6-foot diameter spiral staircase leading to the roof deck. The third floor should also be denied.**
3. The 4-foot, 4-inch (or 4ft, 5in, as stated in other documents) rear extension the width of the property are going to require excavation of well over 4 feet in depth to accommodate the (unstated) ceiling height for the first floor rooms and foundation work across the property and many feet into the rear yard for the proposed patio. This massive excavation of a steeply sloping section of Telegraph Hill with adjacent 70-100- year-old buildings and backyards on all sides should have proper design, engineering and environmental review. Such a massive excavation could release asbestos and destabilize foundations of nearby buildings. This is not addressed in any of the analysis prepared by the planning department and is a serious omission that must be addressed before project approval. **The Commission should direct staff to require the project proposers to provide more detail**

on the plans for excavation and environmental impact mitigation and also direct staff to conduct a thorough review of the environmental impact.

4. Also of great concern, are the many serious irregularities with the planning review of this project. Throughout the process, there has been a lack of transparency with the neighbors and other interested parties. For example, the initial neighborhood review meeting was scheduled on Thanksgiving eve, then after protest from neighbors, a second meeting was held with short notice. Most concerning, ***complete and accurate plans have not been made public.*** Even for this design hearing, the plans included in the review materials are dated 2-28-20, whereas other documents such as the Historic Resource Evaluation Response reference plans dated 7-7-20. Why doesn't the public have access to those plans? In the DR Analysis, and listing of project in the previous agenda, there have been various references to the building having three stories, when in fact it is a two-story building. To make matters worse, the project was listed in last meeting's agenda with the description for another project, and so had to be continued to the upcoming meeting. What else is inaccurate or not in line with SF guidance and code? **These are exceptional circumstances that mandate a Design Review of this project.**
5. Finally, in the DR Analysis provided to the Commission, a letter is included from the 476 Lombard St owner's attorney describing the planned use of the property as a "multi-generational residence." However, the owners have indicated intentions otherwise on multiple previous occasions. For example, in the initial neighborhood meeting, I personally heard Mr. Tannenbaum in a discussion with another neighbor talking about the danger of propane bottles on decks and he clearly stated: "I would never allow my tenants to use gas bottles for barbeques or heaters." More recently, a publicly available email from Mr. Tannenbaum to the Saratoga Springs, NY Planning Department came to light and was shared with the Commission. In the letter, Mr. Tannenbaum states the family's intention to retire to Saratoga Springs and San Francisco. It is clear that 476 Lombard St will not be a full-time residence and is likely to be used for other purposes such as vacation rental or split into rental units. It is obvious from even a cursory inspection of the drawings that the project can be easily converted to separate dwelling/rental units after the project is completed. **The Commission should require the project proposer to resubmit the plans as a multi-unit property, or significantly scale back the size of the proposed expansion, in keeping with a single-family home.**

In closing, I thank the Commission and Supervisor Peskin for considering these concerns and for your stewardship of our beloved city. The historically significant 476 Lombard Street residence should be lovingly restored, not made into a huge modern box with a token historic front façade. Lombard St. between Stockton and Grant is one of the most well-traveled blocks in historic North Beach and deserves your oversight and protection.

Sincerely, Linda Franck

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: 321 Florida
Date: Monday, January 25, 2021 9:37:59 AM

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
[San Francisco Property Information Map](#)

From: Michael Priddy <michael.priddy@hotmail.com>
Date: Sunday, January 24, 2021 at 2:24 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: 321 Florida

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

SF Planning Commissioners:

Please support a continuance for the hearing on 321 Florida Street agenda Items 8a (2018-016808ENX/SHD) and 8b (2018-016808ENX/SHD) scheduled to be heard at the SF Planning Commission on January 28, 2021.

We request a continuance so that we may gather more data and prepare to support an alternative design that does not put a shadow on an existing solar panel system.

Michael Priddy

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: 321 Florida
Date: Monday, January 25, 2021 9:35:58 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Michael Priddy <michael.priddy@hotmail.com>
Sent: Sunday, January 24, 2021 2:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 321 Florida

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

SF Board of Supervisors:

Please support a continuance for the hearing on 321 Florida Street agenda Items 8a (2018-016808ENX/SHD) and 8b (2018-016808ENX/SHD) scheduled to be heard at the SF Planning Commission on January 28, 2021.

We request a continuance so that we may gather more data and prepare to support an alternative design that does not put a shadow on an existing solar panel system.

Michael Priddy

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Request for continuance on 321 Florida project items 8a and 8b
Date: Monday, January 25, 2021 9:35:31 AM
Attachments: [PastedGraphic-1.png](#)
[321 Florida Letter.docx](#)
[image001.png](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: zrants <zrants@gmail.com>
Sent: Sunday, January 24, 2021 11:26 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: re: Request for continuance on 321 Florida project items 8a and 8b

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



January 24, 2021

Planning Commissioners and staff:

re: Please support a continuance for the hearing on 321 Florida Street agenda Items 8a (2018-016808ENX/SHD) and 8b (2018-016808ENX/SHD) scheduled to be heard at the SF Planning Commission on January 28, 2021.

We request a continuance so that we may gather more data and prepare to support an alternative design that does not put a shadow on an existing solar panel system.

I am sorry it took so long for me to get back to you about the 321 Florida project. It took us a while to get in touch with Sandra Ben-Efraim, the owner of the home with the solar panels at 1736-1738 Bryant Street. She is concerned that the shadows from a 9-story building will severely limit the usefulness of her solar panels and diminish their value. I will let Sandra explain her concerns to you, but, this is what I understand.

When she purchased the house with the solar panels she took on the contract and the debt. She has around five years of payments left. The house is rented so the system benefits her tenants by reducing their utility bills. I suggested she find the documents that describe the method the engineer used to determine the optimum design for the solar system.

At least one other building owner in the 1700 block of Bryant Street contacted SolarCity and a couple of other contractors for estimates on installing a solar system. That project is on hold until the building height at 321 Florida is decided. There are a number of other new systems being installed in the area now. How is the city going to explain their priorities to these building owners?

We are hoping that the developer may be satisfied with the original 7-story design that the neighbors prefer. We need some time to review the issues and negotiate an acceptable solution. There are some discrepancies in the count of stories on the section drawings and a few other details that concern us. The cumulative effect of all the buildings under consideration for development within a three-block area has not been taken into account.

At this time there is no rush to build a 9-story market rate housing project. There are thousands of empty units in San Francisco and there are thousands of units under construction in the Mission. The biggest problem will be the evictions that will come as soon as the emergency stay is lifted and people find themselves deeply in debt. Entitling market rate development is not going to solve that problem and housing is not the only problem to be solved.

We are also concerned about cutting fossil fuels and green-house gases. The government has spent large sums of taxpayer dollars encouraging people to invest in solar power. Most of the installed units had government funding or tax write-offs of some kind. The power blackouts we are experiencing make alternative energy production and backup systems more important than ever. It is either backup batteries or gas generators. Is San Francisco prepared to abandon all the rooftop solar systems when a developer demands the right to cut off their sun?

Please take this time to help us work out a solution by supporting a continuance on the 9-story project at 321 Florida. Give us some time to present a reasonable alternative solution to protect our solar systems once they are installed. Please consider this the moment to act to protect alternative energy systems and the people who have invested in them in order to cut their use of fossil fuels.

Sincerely,

A handwritten signature in black ink, appearing to be 'ME' or 'Mari Eliza', written in a cursive style.

Mari Eliza, concerned citizen

East Mission Improvement Association and Coalition for San Francisco
Neighborhoods are in support of this request.

cc: Sandra Ben-Efrain, Michael Priddy, Rahul, and bcc: Commissioners and staff

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Upcoming meeting re: development of 321 Florida st
Date: Monday, January 25, 2021 9:35:03 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

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.

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

From: Pic Vancleef <picvancleef@yahoo.com>
Sent: Saturday, January 23, 2021 3:15 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Upcoming meeting re: development of 321 Florida st

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

Hello,

My name is Daniel Musni. I will not be able to attend the upcoming Zoom meeting regarding the proposed development of 321 Florida which I understand with be Thursday the 28th of January. I am requesting a physical mailing address of which I can send a letter with my concerns. I would request that such a letter would be read at the appropriate time for public commentary.

When I first heard of the proposed development of the vacant lot I was delighted. I had thought that the proposal seemed to be a good fit. I then read some opposing sentiments. As I prefer to educate upon a topic before I fully opine I accepted an invitation to visit the site including the adjacent buildings and more importantly the rear yards of the adjacent buildings. The visit was very helpful as I saw particular characteristics of the yards of the adjacent buildings that were of great concern, characteristics that I could see would not be favorable for the developers reveal should they not be obligated to do so.

I noticed that the existing rear yard setbacks of the adjacent buildings seem smaller than today's standard. That, in conjunction of the proposed proximity of the proposed building to the property line would only exasorbate the loss of direct sunlight to the existing adjacent buildings. Upon visiting the site I could see that an argument could be made that 5 stories may be more appropriate.

Please also let me know the name of the city planner that is associated with this project.

Respectfully Yours
Daniel Musni
Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Design Review of 476 Lombard Street (2018-017283DRP)
Date: Monday, January 25, 2021 9:33:29 AM
Attachments: [PastedGraphic-4.tiff](#)
[Lightwell and Frontage photos.pdf](#)

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
[San Francisco Property Information Map](#)

From: Bill Sherlock <bill@aircraftserviceuk.com>

Date: Monday, January 25, 2021 at 9:05 AM

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: Design Review of 476 Lombard Street (2018-017283DRP)

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

To Members of the Planning Commission,

I was asked to take photos on behalf of the two next door lower floor tenants in 468. The brief was to evidence the already restricted light and air afforded to their kitchen, dining and living room windows. 468 has 4 rooms front to back on both its floors, with a light-well serving the windows into a kitchen, dining room and living room on the lower floor. The windows in this light well afford the only natural light to the kitchen and dining room, and most of natural light into the living room. All these rooms had unrestricted light and air until the project house 476 was built next door. Since 476

was constructed, the natural light and air to these rooms is mostly reflected light from the side of 476.

On entering these rooms to take the photographs, around midday on a bright sunny day, I was shocked at how little light is afforded them at present. No further build can be tolerated in the area of these windows. I have attached a pdf page of photos to illustrate, if the pdf files do not come through, they can be viewed at this Dropbox link:

https://www.dropbox.com/sh/5yzi40das1oaawf/AAA_p9Zs8-DfS189-SfkCLdXa?dl=0

I also took frontal view photos of 476 from the opposite sidewalk at 5 angles starting at the corner of Stockton and working up the hill to opposite 460. They show that any structure

added to the top floor, even set back, will be seen from all these points, detracting from the historic beauty of this part of Lombard St.

Please, please don't approve this project to the detriment of the tenant occupants of 468 Lombard St and the city as a whole by affecting the historical value of this iconic neighborhood.

Best regards.

William H Sherlock

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SFO LAUNCHES EMERGENCY RENT RELIEF PROGRAM FOR AIRPORT CONCESSION TENANTS
Date: Friday, January 22, 2021 4:09:26 PM
Attachments: [01.22.21 Airport Rent Relief.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, January 22, 2021 at 12:03 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SFO LAUNCHES EMERGENCY RENT RELIEF PROGRAM FOR AIRPORT CONCESSION TENANTS

FOR IMMEDIATE RELEASE:

Friday, January 22, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**SFO LAUNCHES EMERGENCY RENT RELIEF PROGRAM
FOR AIRPORT CONCESSION TENANTS**

Airport joins the Port, SFMTA, and the Recreation and Park Department in moving forward relief for business tenants impacted by COVID-19

San Francisco, CA — Mayor London N. Breed has signed an ordinance authorizing the San Francisco International Airport (SFO) to launch a rent relief program for airport concession tenants, in which lease agreements will be modified to waive certain rent and fees. The value of the relief available to be granted under the COVID-19 Emergency Rent Relief Program is estimated at \$21.3 million and will be supported through federal CARES Act funding.

SFO will join the San Francisco Port, San Francisco Municipal Transportation Agency, and the Recreation and Park Department in providing relief for commercial tenants impacted by COVID-19.

“We know how hard this pandemic has hit our retailers and businesses, especially at the airport where traffic has been down significantly for months,” said Mayor Breed. “The City has worked to provide relief to our tenants where we can, including deferring and waiving fees and rent to the City. As we work our way towards recovery and travel picks up again, we are going to need these businesses to serve our visitors and residents.”

“Our entire SFO business community is critical to delivering the travel experience our

passengers expect and deserve,” said Airport Director Ivar C. Satero. “We appreciate the perseverance of our concession tenants and hope this Emergency Rent Relief Program will help them to continue operating and begin the process of recovering and rehiring.”

SFO concession tenants pay the greater of a Minimum Annual Guarantee (MAG) or a percentage of Gross Receipts (Concession Fee) along with other cleaning and infrastructure fees. Each concession lease provides for a suspension of the MAG if passenger traffic declines severely for three consecutive months. Under this provision, MAGs were suspended effective June 1, 2020 and will resume after enplanements have recovered for a period of two months.

Under the COVID-19 Emergency Rent Relief Program, the MAG will be waived for the months of March, April and May 2020. In addition, all fees will be waived for April and May 2020, and all cleaning and infrastructure fees will be waived from June through December 2020. Rental car tenants, whose lease structure differs slightly, will have space rent waived for March, April and May 2020, and utilities fee waived for April and May 2020. Concessions must meet eligibility requirements, which include payroll and rehiring requirements, which prioritize the hiring and/or re-hiring of laid-off and furloughed employees at SFO.

Additional City Tenant Relief Programs

Port of San Francisco

The Port of San Francisco has offered extensive rent-relief to waterfront businesses impacted by COVID-19 including rent deferral, repayment programs, and rent forgiveness. The Port’s rent-deferral program offered tenants an opportunity to defer rents from March 2020 through December 2020. The repayment program is designed to meet tenants where they are and allow them to pay down their balance due on a schedule that works for their business. Similarly, the rent-forgiveness program is tailored to meet the needs of specific port tenants including percentage rent tenants (e.g. restaurants, retail, etc.), maritime, qualifying Local Business Enterprise and Civic Impact tenants (e.g. non-profits and artists). The Port estimates that it will forgive up to \$13.65 million in rent. More information about the Port’s rent-relief measure is available here: <https://sfport.com/covidrelief>

“The Port stands with our tenants who have experienced unprecedented losses because of COVID-19,” said Elaine Forbes, Executive Director of the Port of San Francisco. “Our tenants’ success is our success. We are proud to offer rent relief programs and will continue to work with our tenants to the extent feasible to weather this storm and start the journey towards recovery.”

San Francisco Municipal Transportation Agency

The SFMTA Rent Relief Program is providing rent forgiveness from March 2020 through June 2021 for approximately 25 small businesses who lease retail space at SFMTA garage locations. In addition, SFMTA is restructuring leases to ease tenant financial losses due the ongoing economic impacts of the pandemic. The estimated cost of these rent relief efforts to support SFMTA’s small business partners and tenants and their recovery equates to \$4 million from March 2020 through June 2021.

Recreation and Park Department

The Recreation and Park Department has provided approximately \$1.4 million in rent relief since March 2020. From food cart vendors to operators of park concessions such as bike and boat rentals, those working in San Francisco’s park system would also find COVID-19 related

financial relief under legislation currently being considered by the Board of Supervisors. If passed, the ordinance would authorize the Recreation and Park Department to waive rent and extend or modify leases of its tenants and concessionaires whose daily operations and bottom lines have suffered due to COVID-19-related shutdowns and health order regulations. The ordinance would not only help park businesses, but would allow the Recreation and Park Department to retain tenants and avoid the challenges of filling vacancies during an economic downturn.

###

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 28, 2021
Date: Friday, January 22, 2021 4:05:02 PM
Attachments: [20210128_cal.docx](#)
[20210128_cal.pdf](#)
[Advance Calendar - 20210128.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,

Attached are your Calendars for January 28, 2021.

Commissioner Tanner,

If you haven't already, please review the previous hearing and materials for 590 2nd Av.

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

[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition Letter from businesses, nonprofits and residents surrounding 560 Valencia
Date: Friday, January 22, 2021 10:56:08 AM
Attachments: [560ValenciaOppositionLetter.pdf](#)

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 <<https://sfplanninggis.org/pim/>>

On 1/21/21, 11:21 AM, "factory 1 design" <design@factory1.com> wrote:

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

Dear Planner Christensen, President Koppel and Planning Commissioners -

Please find the attached opposition letter from businesses, nonprofits and residents on the Valencia Corridor surrounding the 560 Valencia project.

Thank you.

Larisa Pedroncelli
OMNE/USM

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES FIRST HIGH-VOLUME COVID-19 VACCINATION SITE
Date: Friday, January 22, 2021 10:34:02 AM
Attachments: [01.22.21 City College High-Volume Vaccination Site.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, January 22, 2021 at 10:31 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES FIRST HIGH-VOLUME COVID-19 VACCINATION SITE

FOR IMMEDIATE RELEASE:

Friday, January 22, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**SAN FRANCISCO LAUNCHES FIRST HIGH-VOLUME
COVID-19 VACCINATION SITE**

The City will partner with UCSF Health to operate the high-volume vaccination site at City College of San Francisco's Ocean Avenue Campus, which will further ramp up when supply increases

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the launch of the first high-volume vaccination site in San Francisco, which is part of the City's plan to get as many people vaccinated as soon as possible. The new vaccination site is located at City College of San Francisco's main campus on Ocean Avenue in the Oceanview, Merced Heights, Ingleside (OMI) neighborhood. This location, which is operated by the City and staffed in partnership with UCSF Health, is the first of three high-volume vaccination sites announced by Mayor Breed last week.

Two additional high-volume vaccination sites will be located at the Moscone Center in SoMa and the SF Market in the Bayview. These high-volume sites will serve anyone eligible to receive the vaccine regardless of health coverage (by appointment only) and are part of San Francisco's planned network of vaccination sites to facilitate the quick and efficient delivery of COVID-19 vaccines.

The high-volume vaccination sites, like the new site at City College, will be complemented by targeted efforts to ensure communities most highly-impacted by COVID-19 receive equitable access to the vaccine. These targeted efforts include mobile vaccination teams, community vaccination sites, San Francisco Department of Public Health's community clinics, and other safety net clinics in neighborhoods such as Chinatown, the Mission, the Western Addition, and

the Bayview.

“Large vaccination sites like this one at City College are going to be critical for getting people vaccinated quickly and safely, and getting our City on the road to recovery. This is an all-hands effort where we are working with our health care partners and City College to create a site that will be able to handle thousands of vaccinations per day once we have vaccine doses we need,” said Mayor Breed. “San Francisco has a plan and we are ready to distribute 10,000 doses per day once we have enough vaccine. To fully deliver this plan, we need more vaccine and we will continue to do everything we can to be ready when our supply of vaccine does increase.”

The City College high-volume vaccination site will begin with an initial launch to test operations, establish successful processes, and ensure safety for patients and workers. Appointments are required and will remain limited in the short-term due to extremely constrained and unpredictable vaccine supply coming to San Francisco. The launch of this site will allow the City and UCSF to effectively build the vaccination infrastructure needed so that when more vaccine supply is available it can be quickly, efficiently, and equitably distributed.

The City College vaccination site will operate from 8:00 am – 4:00 pm this Friday 1/22, Saturday 1/23 and Sunday 1/24, by appointment only. The hours for the week of January 25, 2021 will be determined based on vaccine supply.

Due to the limited vaccine supply at this time, appointments at the City College site will initially be available by invitation only and will follow the prioritization criteria required by the State. Once vaccine supply increases, the site will scale up, and anyone who lives or works in San Francisco and who is eligible for vaccination will be able to access the vaccine at this site regardless of their health coverage status or provider. While vaccine supply remains the limiting factor in the short-term, the site will have the capacity to vaccinate more than 3,000 people per day once fully operational.

“The opening of the City College site is an important milestone in our mass vaccination effort, which will, in time, bring this terrible pandemic to an end,” said Dr. Grant Colfax, Director, San Francisco Department of Public Health. “While vaccine supply coming to San Francisco remains extremely limited, this site, and the other high volume vaccination sites that will be opening in the coming weeks will provide the physical space, medical personnel, and logistical processes to efficiently deliver the vaccine when it becomes available.”

There are more than 210,000 people in San Francisco who are eligible for a COVID-19 vaccine in the first phase (Phase 1A) and people 65 and older. Each person must receive two doses; therefore, San Francisco health care providers need at least 420,000 doses to complete Phase 1A and vaccinate people 65 and older. However, as of January 20, the Department of Public Health and private health care providers have received only a quarter of those doses.

“As with all of our COVID response efforts over the past year, quickly establishing the City College high volume vaccination site has been an exercise in collaboration, urgency, and science-driven decision making. It has taken significant coordination between different City agencies and City College of San Francisco, as well as our partners at UCSF. I’m proud of the role that the COVID Command Center played in leading this coordination and we will continue to ensure that all available resources are deployed to our shared goal of quickly and equitably distributing the vaccine,” said Mary Ellen Carroll, Executive Director of the

Department of Emergency Management.

“With the launch of this mass vaccination program, Mayor Breed and the San Francisco Department of Public Health are providing the critical leadership that has made the City a model for managing the pandemic,” said UCSF Chancellor Sam Hawgood. “As our community waits for vaccine supplies to become more widely available, UCSF is prepared to support San Francisco in vaccinating the City’s residents, focusing first on those who are most vulnerable to this disease.”

“City College is honored to have been chosen as a partner for the mass distribution of the COVID-19 vaccine,” said Rajen Vurdien, Interim Chancellor of City College of San Francisco. “This pandemic has wreaked havoc in our communities, so we are ready to collaboratively contribute to keeping our communities healthy by providing the City of San Francisco access to our Ocean Campus.”

Earlier this week, Mayor Breed announced the launch of 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. People who live and work in San Francisco can sign-up for vaccine notification at sf.gov/vaccinenotify.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Petition Signers Supporting 321 Florida Street
Date: Friday, January 22, 2021 9:52:59 AM
Attachments: [321 Florida Petition Signers.xlsx](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Corey Smith <corey@sfhac.org>
Sent: Friday, January 22, 2021 8:02 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Laura Clark <laura@yimbyaction.org>; Todd David <todd@sfhac.org>; Cara Houser <cara.houser@dm-dev.com>; Jessica Berg <JBerg@bergdavis.com>; Luis Cuadra <LCuadra@bergdavis.com>
Subject: Petition Signers Supporting 321 Florida Street

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

Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and SF YIMBY, please see the attached list of 157 people who signed the [petition](#) supporting the housing proposal at 321 Florida Street. We also have a link [here](#) to the Housing Action Coalition's Report Card.

Please let me know if you have any questions.

Respectfully,
Corey Smith
Deputy Director, HAC

--

Corey Smith 陈锐 | Pronouns: he/him

Deputy Director | Bay Area Housing Advocacy Coalition

Deputy Director | San Francisco Housing Action Coalition

95 Brady Street, San Francisco, CA 94103

Office (415) 541-9001 | Cell (925) 360-5290

Email: corey@sfhac.org | Web: sfhac.org



To opt out of all HAC emails, respond to this email with "unsubscribe all".

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2651-2653 Octavia New Discretionary Review Planning Commission hearing date 2.4.21
Date: Friday, January 22, 2021 9:50:33 AM
Attachments: [2651-53 Octavia DR2 Response.docx](#)
[#3 Interior Library Analysis.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Jane Cote-Cook <jcotecook@aol.com>
Sent: Thursday, January 21, 2021 10:54 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Coté-Cook Jane <jcotecook@aol.com>; Cook Christopher <cbcook@zazove.com>
Subject: Re: 2651-2653 Octavia New Discretionary Review Planning Commission hearing date 2.4.21

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

Hi David,

Please find attached to this email our Project Sponsor response for the DR Hearing scheduled for 2.4.21. Included in my response are many links to my plans, the shade studies, and other historical responses for our previous DR and Appeal. They do not have to be printed, but I wanted the Commissioners to have the information available if they needed. I would like to have printed copies of our project sponsor response and the Symphysis Interior Library shade study for the Commissioners.

You did not mention a specific email where I should send my information, so I am also sending this to you, as well as the planning department staff.

Please advise if I need to email to other parties.

Best

Jane Coté-Cook
415-500-1610

On Dec 3, 2020, at 2:2222 PM, Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

Dear Project Sponsor,

The Discretionary Review for the Building Permit Application # 2018.0803.6504 will need to be re heard due to the revised environmental review determination. The date for the **Planning Commission hearing** has been set for **2.4.2021**. Public notification will be sent 20 days prior to the hearing date. The previous DR was heard on 2.6.20 and was not taken and the project was found to be compliant with the Department's Code and Residential Design Guidelines.

Please note that all materials must be received two weeks before the hearing date to be included in the Planning Commissioners' packets.

Thank you.

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

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

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: 321 Florida Comments (#2018-016808ENX)
Date: Friday, January 22, 2021 9:45:10 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Sam Matthews <sammatthews9@gmail.com>
Sent: Thursday, January 21, 2021 5:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 321 Florida Comments (#2018-016808ENX)

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

Hello Commissioner,

I am writing to express my sincere perspective on the 321 Florida development project before the upcoming project discussions.

It is in the best interest of the neighborhood and community to **limit the height of the development to no more than six floors**. The current architectural designs are for nine stories, which would rise up many floors higher than any building in the vicinity, blocking out sunlight from reaching Franklin Square Park and for hundreds of residents on 16th Street and Bryant Street.

I think is great they are including a small arts space and 20% of affordable units, but the impact from the shadows this development would cast from the upper floors (which will be marketed as "luxury" dwellings) would cause a major shift for those in the neighborhood, and will reduce the quality of life for those who live in the neighborhood who enjoy natural sunlight.

Please act in the interest of the neighborhood, not the corporate developers, and restrict the height of this building in the beautiful and vibrant Industrial Mission community. At the very least, require a thorough shadow analysis to see how

impactful this development would be.

Reference Number: 2018-016808ENX

Thank you very much for you time,
Sam Matthews
2421 16th St #202, San Francisco, CA 94103

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)
Subject: FW: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR
Date: Thursday, January 21, 2021 5:31:05 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Amy Kong <amykong@gmail.com>
Sent: Thursday, January 21, 2021 3:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

The architect lie !

The child care been in operation all these times
Even though after all the violations happened. I have to tell those parents dropping kids off about the dangerous situation for their kids to play around at the ground floor !!!!!

Just this morning, the parent parked in front of my house and drop off the kid

!!!!

Amy Kong, CRS, CRB
Trust Real Estate / Trust Properties
109 El Camino Real, San Bruno, CA 94066
650-740-9928 (cell)
DRE# 01177178

2021 AREAA National President
AREAA Education Foundation Past Chair
AREAA Hong Kong & Macao Trade Mission Chair
CREAA - 2011 President

On Jan 21, 2021, at 1:25 PM, Amy Kong <amykong@gmail.com> wrote:

Sure... I am on...I have a hard stop at 1:45pm - 2pm
Hopefully, they are not calling during this 15 minutes, if so, please help get my point across....mostly importantly is the backyard ///safetly is key.
Thank you

Amy Kong, CRS, CRB
Trust Real Estate / Trust Properties
109 El Camino Real, San Bruno, CA 94066
650-740-9928 (cell)
DRE# 01177178

2021 AREAA National President
AREAA Education Foundation Past Chair
AREAA Hong Kong & Macao Trade Mission Chair
CREAA - 2011 President

On Jan 21, 2021, at 1:16 PM, Hicks, Bridget (CPC)
<Bridget.Hicks@sfgov.org> wrote:

Amy, our item has not been called yet. You have to wait until our item is called and I present and then the sponsor, and then they will say if members of the public would like to speak on THIS item please press *3 now.

Thanks,
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
[San Francisco Property Information Map](#)

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.

From: Amy Kong <amykong@gmail.com>
Date: Thursday, January 21, 2021 at 1:09 PM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Re: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

Hi Ms. Hicks,

I have been trying to press *3 but I am not being called ??

Amy Kong, CRS, CRB
Trust Real Estate / Trust Properties
109 El Camino Real, San Bruno, CA 94066
650-740-9928 (cell)
DRE# 01177178

2021 AREAA National President
AREAA Education Foundation Past Chair
AREAA Hong Kong & Macao Trade Mission Chair
CREAA - 2011 President

On Jan 19, 2021, at 4:53 PM, Hicks, Bridget (CPC)
<Bridget.Hicks@sfgov.org> wrote:

Hi Amy,

Here is the link to file a complaint with our Department.

<https://sfplanning.org/resource/file-a-complaint>

The email for your letter should go
to Commissions.Secretary@sfgov.org and CC me.

Thanks,
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
[San Francisco Property Information Map](#)

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](#).

From: Amy Kong <amykong@gmail.com>
Date: Tuesday, January 19, 2021 at 10:10 AM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Re: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

Oops, sorry I missed your call because it shows Anonymous
I am available now until 11am

I have dentist appointment until 12:30pm...guess we can talk
by then or 4:30pm
Thank you

Amy Kong,
650-740-9928

On Jan 19, 2021, at 9:57 AM, Hicks, Bridget
(CPC) <Bridget.Hicks@sfgov.org> wrote:

Hi Amy, I just tried to give you a call.

How about later today? I'm in meetings now
until 12.

Sometime between 12-1 or after 4:30.

Thanks,
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

[San Francisco Property Information Map](#)

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

From: Amy Kong <amykong@gmail.com>
Date: Monday, January 18, 2021 at 9:17 PM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Re: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

Please !
I am free from 9am - 11am .
Thank you !!

Amy Kong 鄺玉玲
CRS, CRB, SRES, REALTOR®
TRUST REAL ESTATE
TRUST PROPERTIES
Broker Associates
650.740.9928 | DRE #01177178
Amy@AmyKong.com
Amy@trustRECA.com
trustRECA.com

"I have not verified any of the information contained in those documents that were prepared by other people. You will never receive wire instructions or changes

to previously provided wire instructions from myself or my team. NEVER WIRE FUNDS PRIOR TO CALLING THE ESCROW OFFICER AT THE PHONE NUMBER PREVIOUSLY PROVIDED TO YOU."

On Jan 18, 2021, at 9:10 PM,
Hicks, Bridget (CPC)
<Bridget.Hicks@sfgov.org> wrote:

Hi Amy,

Sure thing! Apologies our office was closed today.
I will give you a call on Tuesday.

Thanks,
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
[San Francisco Property Information Map](#)

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

From: Amy Kong
<amykong@gmail.com>
Date: Sunday, January 17, 2021
at 6:05 PM
To: Hicks, Bridget (CPC)
<Bridget.Hicks@sfgov.org>
Subject: Re: 446-448 Ralston
Street, SF - Record # 2016-
008743CUA/VAR

Thank you Bridget,

No worries. I know everyone is busy especially at the beginning of this year.

I will forward my email to the Planning Commission and cc you, however, I would like to have a quick chat with you before sending that out. Would you be available tomorrow, I am free in the afternoon, please let me know a good time to contact you.

I think I also need to file some paperwork and oppose this project, knowing that a fee will be needed and I am willing to do that because this is a serious concern of such a gigantic structure on the street..we should keep the unique street appeal with these 2 buildings remain detached as like 452 Ralston. Most importantly is the safety as I mentioned in my point #4.

Looking forward in hearing from you soon. Have a great week

ahead.

Amy Kong 鄺玉玲
650.740.9928

On Jan 8, 2021, at
7:24 PM, Hicks,
Bridget (CPC)
<Bridget.Hicks@sfgov.org> wrote:

Hi Amy,

Thank you for your
note and I am so
sorry for the
delayed response.
I have attached the
larger complete
plan set which may
help you
understand the
project more.

In regards to your
kitchen window, I
will note that
property line
windows are not
protected in San
Francisco and that
this structure meets
all of the code
requirements. Can
you identify where

your kitchen window is? I can then help you see what would be adjacent to your window and we can see if any changes can be made to the project.

Parking is no longer required in San Francisco, so they would be able to propose this project with no parking. The City has a transit first policy which discourages private vehicle use. I understand that cars come for the childcare, but because it is an in-home state licensed facility with 13 or fewer children, no transportation study is required.

As a State licensed in home childcare, they are permitted to use the rear yard for open space for the children. If you have safety concerns you should contact the State childcare licensing. However, your opposition to the structure can be noted and the structure may be disapproved by the Zoning Administrator. Yes,

I am aware of the retaining wall, that work has now been legalized.

For this project the Planning Commission will make the decision. This is a public body that votes to approve or disapprove at a hearing you may watch online and participate in, instructions are on the notice. You can convey your opposition to the Planning Commission by writing an email of opposition to Commission.secretary@sfgov.org and including me, and I will summarize your opposition in the staff report and/or calling in to the hearing during public comment to verbally voice your concerns.

Let me know if you have any other questions about the plans or the process. I'm happy to talk on the phone.

Thanks,
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
[San Francisco Property
Information Map](#)

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

From: Amy Kong
<amykong@gmail.com>

Date: Tuesday,
January 5, 2021 at
9:31 PM

To: Hicks, Bridget
(CPC)
<Bridget.Hicks@sfgov.org>

Subject: 446-448

Ralston Street, SF -
Record # 2016-
008743CUA/VAR

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

Good evening 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 yesterday.

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 I am
sure this will be like
2+ 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

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

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 **health 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
- this has been an issue because that actually provided a platform for people to easily climb up to our backyard. I **strongly oppose this !**

Since the deadline to response is 1/21 which is fast approaching. Would you please explain to me how this works.

Your prompt response is much appreciate or I guess I will have to file some paperwork to oppose this before 1/21. Looking forward in hearing from you soon.

Thank you so much for your time

Amy Kong 鄭玉玲
650.740.9928

<446-448 Ralston
Plan Set_11_20_20
(ID 1210597).pdf>

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR
Date: Thursday, January 21, 2021 5:29:01 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: amy@amykong.com <amy@amykong.com>
Sent: Thursday, January 21, 2021 3:18 PM
To: Ray C. Kwong <raykwong7@gmail.com>
Cc: Commission.secretary@sfgov.org; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 446-448 Ralston Street, SF - Record # 2016-008743CUA/VAR

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

Ray...take pictures now !!
This is crazy

Amy Kong, CRS, CRB
Trust Real Estate / Trust Properties
109 El Camino Real, San Bruno, CA 94066
650-740-9928 (cell)
DRE# 01177178

2021 AREAA National President
AREAA Education Foundation Past Chair
AREAA Hong Kong & Macao Trade Mission Chair
CREAA - 2011 President

On Jan 21, 2021, at 3:16 PM, R. Kwong <raykwong7@gmail.com> wrote:

Hi Commissioners

The child care facility is still operating during pandemic. I can attest children are being dropped off and picked daily.

I also want to add Ellen's childcare at 454 Ralston.

Thanks

On Thu, Jan 21, 2021 at 3:08 PM amy@amykong.com <amy@amykong.com> wrote:

Commissioner...I have been trying to call in but no one call me to speak
Can you help me voice out my concern on safety to my backyard as well ??

Amy Kong, CRS, CRB
Trust Real Estate / Trust Properties
109 El Camino Real, San Bruno, CA 94066
650-740-9928 (cell)
DRE# 01177178

2021 AREAA National President
AREAA Education Foundation Past Chair
AREAA Hong Kong & Macao Trade Mission Chair
CREAA - 2011 President

On Jan 19, 2021, at 10:35 PM, Amy Kong <amy@amykong.com> wrote:

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 鄭玉玲

650-740-9928

Owner of 444 Ralston Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)
Subject: FW: 446 Ralston Street Planning hearing
Date: Thursday, January 21, 2021 12:48:09 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

From: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Sent: Thursday, January 21, 2021 11:54 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: 446 Ralston Street Planning hearing

fyi

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
[San Francisco Property Information Map](#)

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](#).

From: Mark Romero <markoromero@yahoo.com>
Date: Thursday, January 21, 2021 at 11:16 AM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Cc: Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>, Safai, Ahsha (BOS)

<ahsha.safai@sfgov.org>, Geoffrea Morris <msgeoffrea@yahoo.com>, Berenson, Samuel (BOS) <sam.berenson@sfgov.org>

Subject: 446 Ralston Street Planning hearing

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

Ms. Hicks,

I am planning on speaking today at the hearing and below is the content of my statement. It is short and covers just aspects of my concerns.

Also, because of the pandemic, many of my neighbors are shut-in and not aware of the hearing and plans. When the owner had a meeting for his previous plan, about 12-13 showed up. This is let you know that there is wide-spread concern about this project.

My statement:

446/448 Ralston Street

The mission of the San Francisco Planning Department, under the direction of the Planning Commission, shapes the future of San Francisco and the region by: generating an extraordinary vision for the General Plan and in neighborhood plans; fostering exemplary design through planning controls; improving our surroundings through environmental analysis; preserving our unique heritage; encouraging a broad range of housing and a diverse job base; and enforcing the Planning Code.

Planner Hicks told us that most of our concerns weren't under Planning's purview.

The owner of 446 Ralston Street:

- Has caused foundation/retaining wall damage to two neighboring properties with work done without permit among other numerous violations, mostly construction without permit. With some certainty, he will continue this practice after final inspections because the history is there.
- Lies about residence and language. Don't know why. They are unscrupulous and untrustworthy. They are already bad neighbors.
- One of the current tenants of 446 has a make-do kitchen in the one garage with building materials and boxes cluttered into it – clearly because the owner doesn't provide a legal and safe cooking area for tenants, they just providing rooms and will continue to do so.
- Traffic and Parking – The plan has only two off-street parking spots for 10 bedroom and probable residents or BNB tenants. We already have double parkers daily and short-term BNB renters parking across neighbor's driveways. Shouldn't that be a Planners consideration for the neighborhood? Planning may not care, but residents do.

Not all these issues are directly under Planning's purview, but they are a result of Planning's decisions.

We currently have two residences on the block, one a renovation (453 Ralston) and one new construction (454 Ralston) approved by Planning, that have laid out the blueprint for 446 Ralston: Lie to Planning and neighbors about the scope of the project and then change

it after a month or so, do illegal construction after inspections, getting caught and then asking for a variance or waiting and reconstructing illegal units and kitchens again, all impacting the quality of life for the other residents of the block and neighborhood.

There isn't real consequence for these owners, as they can make up the fines with the rents they receive by always reconstructing unpermitted rooms and apartments. It amounts to a slap on the wrist to these owners with deep pockets. Can't you see their impact on our block, neighborhood, and City?

Why does one's home owner's choice over rule the quality of life of the rest of the neighborhood? Why don't they do this in a zoning that permits this? Because property is cheaper here and the City isn't apt to hear this District's concerns.

So, does that mean that Planning cannot see what is obvious and then leaves it up to neighbors to police bad actors on our block after the fact. I can do that and call DBI every time I see anything I deem suspicious. Since Planning doesn't want to take responsibility, I will. I shouldn't have to, but I will.

Please meet your Mission Statement and deny this project as proposed from going forward for the neighborhood's and the City's sake.

Thank you,

Mark Romero
435 Ralston Street

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED TOURS BRAND NEW 203-BED SAFE NAVIGATION CENTER IN THE BAYVIEW
Date: Thursday, January 21, 2021 12:29:10 PM
Attachments: [01.21.21 Bayview Navigation Center.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, January 21, 2021 at 12:00 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED TOURS BRAND NEW 203-BED SAFE NAVIGATION CENTER IN THE BAYVIEW

FOR IMMEDIATE RELEASE:

Thursday, January 21, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED TOURS BRAND NEW 203-BED
SAFE NAVIGATION CENTER IN THE BAYVIEW**

The City now provides housing, shelter, and temporary COVID-19 shelter-in-place resources to more than 14,000 San Francisco residents

San Francisco, CA — Mayor London N. Breed, Board of Supervisors President Shamann Walton, and Assemblymember Phil Ting toured the City's newly-completed SAFE Navigation Center at 1925 Evans Avenue in the Bayview. Construction of San Francisco's seventh SAFE Navigation Center was completed this week and staff is preparing to receive guests beginning January 25, 2021.

With the Bayview facility coming online, the City's full portfolio of housing and shelter resources—including COVID-19 shelter-in-place opportunities—supports more than 14,000 unhoused people. Abigail Stewart-Kahn (Interim Director of Department of Homelessness and Supportive Housing—HSH), Alaric Degranfinried (Acting Director of Public Works), and Dr. Arelious Walker (Pastor at True Hope Church) were also in attendance.

"This center is another important step in building our capacity to do more and help people out of homelessness," said Mayor Breed. "Even in the face of an unprecedented pandemic, we have found creative ways to tackle the homelessness crisis by supporting more than 14,000 residents and paving the way for long-term housing solutions."

"As we push to bring more resources to our unhoused populations, I'm happy to be a part of

bringing our third navigation center to District 10,” said President Shamann Walton. “We have more people living on our streets and seeking services due to this pandemic. We will continue to provide shelter and ultimately house people.”

“Because Navigation Centers have been successful in moving people off the streets and into housing, I’ve been a years-long champion of both state funding and legislation to help cities build them. A seventh location in San Francisco is a testament to the important role these shelters play in the homeless crisis and highlight how state and local partnerships are essential on housing issues,” said Assemblymember Phil Ting (D-San Francisco).

As with the City’s other SAFE Navigation Centers, the Bayview facility is designed to offer a safe, healthy, and dignified environment for unhoused individuals, especially those living in encampments. Amenities at the site include a designed and landscaped courtyard, dedicated outdoor family space, indoor dining areas, community rooms with entertainment and quiet space, computer access, dormitories with personal storage, and a large number of durable showers and restrooms. The facility is also in full compliance with citywide shelter policies and the City’s COVID-19 protocols—which means in the short-term capacity will be reduced to 116 beds until pandemic restrictions are loosened in order to maintain the safety of guests and staff.

“The Navigation Center concept was [first tested five years ago](#) in San Francisco’s Mission District, and it has proven an effective ‘low-barrier’ alternative to a traditional shelter,” said Abigail Stewart-Kahn, Interim Director, San Francisco Department of Homelessness and Supportive Housing. “The Bayview SAFE Navigation Center will allow homeless individuals, many local to the Bayview, to bring their belongings, significant others, and pets, and then be guided to services, stability and possibly supportive housing.”

As the Center is not designed for open referrals or walk-ups, guest eligibility will be managed by HSH in coordination with referral sources such as SFHOT and Coordinated Entry. Initially, referrals will come exclusively from the Bayview Hunters Point neighborhood, and an outreach zone of surrounding streets has been established to ensure individuals in this area are prioritized for placement. Over time, referral sources will be expanded to include individuals outside the outreach zone, but community referrals will always remain priority.

Along with HSH leadership and staff, area service provider Bayview Hunters Point Foundation for Community Improvement (BVHP) will help operate the facility and deliver on premise support to those seeking assistance, including health check-ups.

In their role, BVHP will also engage guests and encourage them to participate in support services, which will be determined by the guest’s needs and the support priorities established in conjunction with HSH. Support services include, but are not limited to, intake, assessment, service planning, case management, benefits navigation, referrals, group activities, wellness checks, and exit planning. For guests who are Housing Referral status with Adult/Youth/Family Coordinated Entry, case management services will include housing navigation services in collaboration with the Coordinated Entry staff.

“The Bayview has been hit especially hard by the ongoing homeless crisis and this center represents much needed support for our community,” said Susan Watson, Interim Executive Director, Bayview Hunters Point Foundation for Community Improvement. “As the City’s nonprofit provider partner, we are committed to helping our unhoused friends and neighbors

through their challenges and get them the tailored support they need to live safe and healthy lives.”

The Bayview center was built on an underutilized 45,000-square-foot parcel owned by Caltrans and leased to the City. It was one of three proposed San Francisco shelter sites whose initial approvals were reversed in a surprising about-face from the Federal Highway Administration in May 2020 under the previous administration. Faced with a California-wide homeless crisis, City and State officials collectively agreed to move forward on the \$19.2 million construction despite the federal government’s attempts to halt the project.

“This center marks the third land-lease agreement between the City and Caltrans, giving us the opportunity to deliver much needed shelter programs at affordable rates even during the pandemic,” said Alaric Degranfinried, Acting Director, San Francisco Public Works. “In addition to supporting the Bayview’s unhoused community, the facility’s construction and ongoing operations has helped create much needed jobs and Public Works is thankful to have been a part of this process.”

###