

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2020-003803DES - Golden Gate Valley Library  
**Date:** Thursday, February 04, 2021 12:06:55 PM  
**Attachments:** [Landmark Designation Report Golden Gate Valley Branch July 22, 2020.pdf](#)

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For today'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)  
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**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Thursday, February 4, 2021 at 11:49 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** FW: 2020-003803DES - Golden Gate Valley Library

Jonas,

Can you forward this to the commissioners in advance of today's hearing? there was a link include in my case report for 1651-2653 Octavia DR that did not direct to the document and commissioner Imperial asked about it. Thanks

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

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**From:** Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>  
**Sent:** Thursday, February 04, 2021 11:14 AM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Cc:** Zushi, Kei (CPC) <kei.zushi@sfgov.org>  
**Subject:** Fw: 2020-003803DES - Golden Gate Valley Library

Hi David,

Here is the report, a bit large but hopefully can be emailed.

Best,  
Allison

**Allison Vanderslice, MA**

**CEQA Cultural Resources Team Manager, Environmental Planning Division**

**San Francisco Planning**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7505 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Vanderslice, Allison (CPC) <[allison.vanderslice@sfgov.org](mailto:allison.vanderslice@sfgov.org)>  
**Sent:** Monday, January 25, 2021 9:30 AM  
**To:** Bishop, Melanie (CPC) <[melanie.bishop@sfgov.org](mailto:melanie.bishop@sfgov.org)>; Zushi, Kei (CPC) <[kei.zushi@sfgov.org](mailto:kei.zushi@sfgov.org)>  
**Subject:** 2020-003803DES - Golden Gate Valley Library

Hi there,

Can you both coordinate to get the Golden Gate Library designation report uploaded to M-Files, my M-files is not working well for document upload.

Thanks,  
Allison

**Allison Vanderslice, MA**

**CEQA Cultural Resources Team Manager, Environmental Planning Division**

**San Francisco Planning**  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* CITY OF SAN FRANCISCO AND HEALTH CARE CONSORTIUM TO PROVIDE COVID-19 VACCINATIONS AT MOSCONE CENTER  
**Date:** Thursday, February 04, 2021 10:37:19 AM  
**Attachments:** [02.04.21 Moscone Center Vaccination Site.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Thursday, February 4, 2021 at 10:31 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* CITY OF SAN FRANCISCO AND HEALTH CARE CONSORTIUM TO PROVIDE COVID-19 VACCINATIONS AT MOSCONE CENTER

**FOR IMMEDIATE RELEASE:**

Thursday, February 4, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**CITY OF SAN FRANCISCO AND HEALTH CARE  
CONSORTIUM TO PROVIDE COVID-19 VACCINATIONS AT  
MOSCONE CENTER**

*New high-volume vaccination site opens Friday, February 5 providing vaccinations to health care workers and community members age 65 and over*

**San Francisco, CA** — San Francisco Mayor London N. Breed and a consortium of health care organizations today announced that a high-volume COVID-19 vaccination site will open in the Moscone Center on Friday, February 5. The site will initially serve health care workers and community members ages 65 and older, by appointment only and in accordance with the State's prioritization plan. The site will eventually allow for vaccinations on a broad scale and at a dynamic pace once adequate vaccine supply is received from the state.

The Moscone Center vaccination site is part of a collaborative effort between the City and County of San Francisco and the San Francisco Department of Public Health partnering with a consortium of statewide health care organizations: Kaiser Permanente, Adventist Health, the California Medical Association, CommonSpirit/Dignity, and Futuro Health. The California Primary Care Association will also participate in this effort to ensure broad, equitable access to the sites.

The Moscone Center's spacious and accessible location is part of a network of high-volume vaccination sites organized by the City and County of San Francisco and health care providers.

The consortium will enable partnering health care organizations to leverage resources and staff, align operations for efficient and safe vaccine delivery, and offer convenient parking for patients if needed.

“We are working every day to set up systems to get people vaccinated as soon as we have the supply,” said Mayor Breed. “I’m thankful to Kaiser Permanente for organizing this consortium, which is working with us to expand our vaccine network through this initiative at Moscone Center. As vaccines come to our city, whether it’s through our Department of Public Health or our private health care partners, we need to do everything we can to move it quickly and efficiently. I know the consortium members have the experience, clinical expertise, and resources to help us reduce barriers to vaccine access and broaden opportunity for equitable, optimal health and well-being throughout San Francisco.”

“We thank the State for making additional vaccine supply available, so we can help open this high-volume vaccination site and at the same time expand our ability to provide vaccine to our members,” said Carrie Owen Plietz, regional president for Kaiser Permanente in Northern California. “The success of this site will depend on receiving additional vaccine in the coming weeks. As we receive more vaccine, we can continue to get it in the arms of our members and the public, at our medical centers and at sites like this.”

The high-volume vaccination site at Moscone Center will open Friday at a lower vaccination capacity due to limited vaccine supply. All vaccinations will be by appointment only on the state’s [MyTurn](#) website for anyone eligible to receive the vaccine regardless of health coverage. Once adequate supply of vaccine is distributed by the state of California, the Moscone Center site will be able to administer 7,000 to 10,000 COVID-19 vaccinations per day, depending on supply. Hours of vaccination will initially be limited but will ramp up and be available from 7 a.m. to 7 p.m. daily.

“This high-volume vaccination site is made possible because of the strong partnership between Kaiser Permanente, the consortium, and the City and County of San Francisco. Together, we can leverage the strengths of both organizations to establish a site that has the capacity, the staff, the infrastructure, and the community support to help protect those who live and work in the City by vaccinating as many people as fast as possible,” said Dr. Grant Colfax, Director of Public Health. “These partnerships with health care providers are key to meeting our goal of vaccinating everyone who lives or works in San Francisco in order to help bring an end to this pandemic.”

The City has created a new webpage for people who live and work in San Francisco to find vaccination sites in San Francisco, including the new Moscone Center site, and book appointments. People who are eligible to be vaccinated can sign-up for an appointment at: [SF.gov/getvaccinated](#). For more information on eligibility and how to make a COVID-19 vaccine appointment at the Moscone Center, go to [SF.gov/getvaccinated](#) or the [MyTurn](#) website.

### **About the City of San Francisco’s Network of Vaccination Sites**

The Moscone Center site advances the City’s vaccination strategy to make receiving the vaccine as convenient and comfortable as possible for as many people as possible. High-volume vaccination sites, like Moscone Center, are one critical piece of a larger network of vaccination distribution that also includes neighborhood vaccine access sites, community clinics, pharmacy partnerships, and mobile vaccination teams. Once the vaccine locations are

fully operational, pending vaccine supply, the City has a goal of facilitating over 10,000 vaccine doses per day.

On January 22, the City opened the first high-volume vaccination site at the City College of San Francisco and has a plan to open a third high-volume site at the SF Market in the Bayview. The City College site has the capacity to serve as many as 3,000 people per day when supply increases. These high-volume sites will serve anyone eligible to receive the vaccine regardless of health coverage and all require that patients make an appointment.

On Monday, February 1, the first neighborhood vaccine access site opened in the Mission District at 24th and Capp Streets. Neighborhood vaccine access sites are part of the City's targeted efforts to ensure communities most highly-impacted by COVID-19 receive equitable access to the vaccine. The site will have an initial capacity of 120 vaccinations per day and, when vaccine capacity increases, this site may expand to conduct 200-400 vaccinations per day. The 24th Street site has the additional benefit of being adjacent to a significant transit hub, ensuring that it is accessible and convenient for the community health workers and other eligible people that it will serve.

The City is working to expand neighborhood vaccine access sites to the Bayview, Excelsior, Visitacion Valley and other neighborhoods with the highest infection rates for COVID-19 and limited access to health care services. The Department of Public Health and its community partners continue to vaccinate people through community clinics in the Western Addition, Chinatown, Bayview, Outer Sunset, and Potrero. For example, on Tuesday, February 2, the Department of Public Health expanded vaccination services at the Southeast Health Center for people who are 65 years or older and live in one of two highly COVID-impacted zip codes in the southeastern part of the city that include Bayview Hunters Point and Visitacion Valley. Additionally, the City is partnering with Safeway pharmacies to bring vaccines to various neighborhoods, including a new site at San Francisco State University.

### **About the Consortium**

The consortium, initiated by Kaiser Permanente, includes Adventist Health, the California Medical Association, Dignity Health, and Futuro Health. California Primary Care Association will also be working with the consortium to ensure broad equitable access to the sites.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#)  
**Subject:** FW: Mail for Planning Commissioners - letter - Marc Norton - Conditional Use Hearings  
**Date:** Thursday, February 04, 2021 10:05:26 AM  
**Attachments:** [CPC - Marc Norton - Conditional Use Hearings.pdf](#)

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FYI

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

San Francisco Planning  
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**From:** "DCP, Reception (CPC)" <reception.dcp@sfgov.org>  
**Date:** Wednesday, February 3, 2021 at 2:54 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** Chanbory Son <chanbory.son@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** Mail for Planning Commissioners - letter - Marc Norton - Conditional Use Hearings

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2018-011022DRP: 2651-2653 Octavia Street –Building Permit Application No. 2018.0803.6405  
**Date:** Thursday, February 04, 2021 8:28:25 AM

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**Commission Affairs**

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**From:** sbardell@aol.com <sbardell@aol.com>  
**Sent:** Wednesday, February 03, 2021 4:26 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** goldengate.library.neighbors@gmail.com  
**Subject:** 2018-011022DRP: 2651-2653 Octavia Street –Building Permit Application No. 2018.0803.6405

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Dear Commissions Secretary:

As a board member for the past 30 years of Golden Gate Valley Neighborhood Association (GGVNA), I find myself once again "late to the party," that is, wishing the neighbors had taken advantage of its many years of experience much sooner.

I doubt the permit applicant wants to be known as "the Ogre of Octavia Street" for causing any harm to the efficiency or energy-saving efforts of this beautiful, historic resource. Perhaps a little more give-and-take and community spirit might have obviated the problem to begin with.

Shouldn't the Planner automatically refer applicants to the appropriate established neighborhood association to at least find out if its free help might be useful?

It seems to GGVNA that small changes to the original plans might have left both applicant and opponents with a feeling of "win/win" and spared time, money, and energy.

At this advanced stage, GGVNA feels it has no choice but to **support the DR request** and hope the parties will find a mutually accommodating solution to their differences.

Thank you for your kind attention.

Yours truly,

Serena Bardell

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Thursday, February 04, 2021 8:27:12 AM

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

From: knice@earthlink.net <knice@earthlink.net>  
Sent: Wednesday, February 03, 2021 4:10 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: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; goldengate.library.neighbors@gmail.com  
Subject: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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Joel Koppel, President – joel.koppel@sfgov.org Kathrin Moore, Vice President – kathrin.moore@sfgov.org Deland Chan – deland.chan@sfgov.org Sue Diamond – sue.diamond@sfgov.org Frank S. Fung – frank.fung@sfgov.org Theresa Imperial – theresa.imperial@sfgov.org Rachael Tanner – Rachael.Tanner@sfgov.org

CC:

Jonas P. Ionin, Planning Commission Secretary – jonas.ionin@sfgov.org Commission Affairs – commissions.secretary@sfgov.org David Winslow, Planning Department – david.winslow@sfgov.org Supervisor Catherine Stefani – catherine.stefani@sfgov.org Daniel Herzstein, Office of Supervisor Stefani – daniel.herzstein@sfgov.org Library neighbors - goldengate.library.neighbors@gmail.com

Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

Dear Planning Commissioners:

I am a SF resident, homeowner and neighbor who frequents the Golden Gate Valley Branch of the SFPL, appreciates the character it lends to our city and want our next generations to have the same bright, safe and enlightening experiences I had in libraries growing up. My family are users and supporters of this library and we

value that such an historical architectural gem is located in our neighborhood.

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

I would like to emphasize that I am not trying to block or kill the renovation at 2651-2653 Octavia Street. I would hope that both the Project Sponsor and Planning would recognize the importance of this historic public resource and make modifications to the plans. I respectfully ask that the Commission require the project sponsors to explore an alternative plan, one that doesn't negatively impact the Golden Gate Valley Branch of the San Francisco Public Library and the immediate neighborhood in any way.

The Golden Gate Valley Library is a San Francisco cultural and architectural treasure, and it should not be impacted by a size and volume expansion that only benefits its owners/developers, but will permanently alter the experience of many library users, the workspaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and historic spaces.

#### Background

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well as improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of \$8.5 million as well as significant private contributions by residents in the neighborhood.

The building has new south facing high performance windows controlling solar heat exchange and a new photovoltaic system on the south facing roof providing 25% of the library's energy needs. The proposed additions to 2651-2653 Octavia would block light from the South, undermining the light into the main reading room interior of the building, rendering the solar panels and windows much less effective. The grand scale of the library's reading room was designed with windows on all sides, clearly intending to maximize light into the main reading room.

The current 2651-2653 Octavia Street building already blocks natural light in the south-facing windows. Additional blockage of natural light to these windows further alters the character and experience of the interior space, permanently and to the detriment of users.

We should think very carefully before we allow a size and volume expansion of a neighboring private residence building to have a negative impact on a treasured, historic PUBLIC space. This library is one of San Francisco's cultural, architectural and historic gems.

In addition to the reduction of natural light to the library's windows and solar panels:

- The expansion of the building at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic public library. This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the City of San Francisco Residential Guidelines (December 2013) on the illustrations and captions provided on pages 11 and 12: "these buildings respect the topography of the surrounding area by stepping down to the street" and "the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings."
- The proposed project does not add any density to the neighborhood. Instead, it retains the existing two units while dramatically increasing the square footage of each.



- The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only made available for public review one week prior to this hearing. The scope and detail of the information in this report merits a much longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested.
- If you must conduct the hearing on February 4, 2021, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you for your consideration,

Kelly Nice  
1793 Green Street  
San Francisco, CA 94123

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: objection to the expansion of 2651-2653 Octavia  
**Date:** Thursday, February 04, 2021 8:26:37 AM  
**Attachments:** [objection to the expansion of 2651-2653 Octavia.pdf](#)

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**From:** Giulio De Renaldy <[gderemusic@gmail.com](mailto:gderemusic@gmail.com)>  
**Sent:** Wednesday, February 03, 2021 3:19 PM  
**To:** Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>; Herzstein, Daniel (BOS) <[daniel.herzstein@sfgov.org](mailto:daniel.herzstein@sfgov.org)>; [goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)  
**Subject:** objection to the expansion of 2651-2653 Octavia

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Hello,

As an avid user of the Golden Gate Valley Library, I object to the size of the proposed addition which is adjacent to the historic library aforementioned. The library is one of San Francisco's architectural treasure and thus needs to be preserved.

Thank you,

Giulio De Renaldy

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Thursday, February 04, 2021 8:26:28 AM

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**From:** Luis Pine <myvoice@oneclickpolitics.com>  
**Sent:** Wednesday, February 03, 2021 3:11 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for the 450 O'Farrell Essential Housing project

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

Dear Planning Commissioners,

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

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

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

- Directly addressing the middle-income housing demand in the City

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

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

Sincerely,

Luis Pine

[padysplace@aol.com](mailto:padysplace@aol.com)

4156526783 1322 47th Avenue San Francisco, CA 94122 Constituent

Prepared by OneClickPolitics (tm) at <https://avanan.url-protection.com/v1/url?o=www.oneclickpolitics.com.&g=M2Y4MjY2OTVhNjhjNTNmYw==&h=NmUxNzJlZjgwNDczYTYyNjMyZjhiNjRiZTFiY2FiZWNmOGNhZDU1MzEwMzE1MzRIYTgzODM2YWEzMzhmZml4ZA==&p=YXAzOnNmZHOyOmF2YW5hbGpvZmZpY2UzNjVfZW1haWxzX2VtYWlsOjEzZjk1OENiYVVMINTMxM2I4YzdkN2UyOGU0NzRIQGM5OjYx> OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [info@oneclickpolitics.com](mailto:info@oneclickpolitics.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Variances Sought by 1776 Green Street Development Project (Record # 2018-011430CUAVAR) Should Not be Granted  
**Date:** Wednesday, February 03, 2021 2:57:21 PM

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### Commission Affairs

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**From:** Al McDonald <amcdona52@gmail.com>  
**Sent:** Wednesday, February 03, 2021 2:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** May, Christopher (CPC) <christopher.may@sfgov.org>; Al McDonald <amcdona52@gmail.com>  
**Subject:** Variances Sought by 1776 Green Street Development Project (Record # 2018-011430CUAVAR) Should Not be Granted

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ATTN: San Francisco Planning Department  
Planning Commission  
Public Comments for Hearing Date: Thursday, February 18, 2021

Dear Commissioners:

Rear Yard requirements are good for The City. Full backyards provide open greenspaces, are good for the environment, and enhance the urban scape. Front Setback requirements separate neighbors from neighbors, reducing noise and privacy intrusions. Both setbacks, front and rear, mitigate adverse effects resulting from the bulk of buildings, creating a more liveable city and neighborhood.

The proposed project does nothing to address the major housing priorities of our city. Its super luxury units will certainly not offer any affordable housing. The developers seek to construct the bulkiest building possible to maximize the square footage of their intended properties, thereby extracting the largest profit. Why in the world would the Planning Commission approve the set back and rear yard variances sought, when these variances are not necessary for the construction of the project, and are not good for the surrounding neighbors?

All of the properties that face the project across Green Street, as well as the immediate neighbors to the west of the project, provide front setbacks, and meet Planning Code requirements for rear yards. The 1776 Green Street project should adhere to the same code requirements that their neighbors do. The entire neighborhood would benefit. And The City would be a better place.

Alfredo McDonald  
1761 Green Street  
San Francisco, CA 94123  
(415) 416-4526

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment February 4, 2021  
**Date:** Wednesday, February 03, 2021 2:56:59 PM  
**Attachments:** [Staff Notes on Demo Calcs 2009.pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, February 03, 2021 12:50 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@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>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>  
**Subject:** General Public Comment February 4, 2021

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Dear President Koppel, Vice President Moore, and Fellow Commissioners Chan, Diamond, Fung, Imperial and Tanner:

When Planning Code Section 317 was added to the Code back in 2008, one intent was to preserve housing...because housing was being lost....and there was a general consensus that existing housing was more affordable...or at least more relatively affordable.

However it was decided that it was reasonable and fair to allow for Alterations...as long as they did not veer into Demolitions....hence the Demolition Calculations were developed.

The idea was to come up with a formula that would preserve the structural elements of a building in the RH neighborhoods that would keep the proper percentages of a structure to allow for reasonable Alterations and preserve its relative affordability....and not be a Demolition. Hence, the Demolition Calculations.

The percentages or "numerical values" of the Demo Calcs could be adjusted. And the Planning Commission was empowered to make these adjustments based on updates from the Staff as to the efficacy of the Section 317 Demo Calcs.

But the Staff never got back to the Commission despite the promise to do so.

What happened? Several things happened. And a decade goes by very quickly.

But most of all what happened was that speculative developers used the original "numerical values" of the Demo Calcs as a loophole to demolish homes that should not have been demolished, avoiding Commission review and public scrutiny because the projects were labeled as "Alterations". There was never any follow up analysis of these "Alterations" that would have recommended that the Calcs should be adjusted to better preserve existing housing.

On *January 23, 2020*, a little more than a year ago, during a Commission hearing on the Budget, the President of the Planning Commission directly asked the former Planning Director "what about the Demo Calcs, I keep hearing about the Demo Calcs?".

Rather than reminding the Commission they were "empowered" under Section 317 (b) (2) (D) to adjust the Calcs to preserve housing, the former Planning Director said the Staff was working on the issue.

There has been criticism of the Tantamount to Demolition clauses, that they are ineffective, that they don't work as intended. This criticism has come from all quarters...Staff, developers, consultants, the public. There have been two attempts to deal with this issue legislatively and both have failed.

But this criticism ignores the following fact: the Tantamount to Demolition clauses have never been implemented as intended by the Planning Code, primarily because there has never been an adjustment of the original percentages or "numerical values".

How can something be determined to be ineffective or not workable if it has never been fully implemented? Section 317 Tantamount to Demolition has been called, "bad". That is like saying a dog that has never been taken him out for a walk is "bad".

Given the passage of time since Section 317 was approved in 2008....and given the fact that the parallel clause in Section 317 for the value in the RH-1 was adjusted five times...and given the



number of projects that have skirted close to the Demo Calcs, and given the number of projects that have needed to have their Demo Calcs revised mid-project and still not cross the thresholds and given the number of Alterations that look like Demolitions...it seems logical to say that the Demo Calcs should have been adjusted at least once, if not twice....or possibly even three times in the past 13 years.

Why? In order to preserve existing housing and to prevent residential Demolitions and preserve relative affordability, while allowing for reasonable Alterations.

This is a remedy that does not require legislation, just Planning Commission action per Section 317 (b) (2) (D).

Attached is a handwritten note from Department files found in a Public Records Request. This was written by Staff for a March 26, 2009 hearing on the first Code Implementation Document for Section 317. The Staff wrote of the Commission's ability to adjust the Demolition Calculations with regard to Alterations **"...particularly the thresholds for alteration projects that are tantamount to demolitions."** This note is basically what was said by Staff at the hearing on March 26, 2009 and you can verify it on SFGOVTV. It is item no. 9 at starting around 3:30 to 3:31.

It is a good reminder of what the Commission can do, what the Code "empowers" regarding the Demo Calcs.

Thank you.

Sincerely,  
Georgia Schuttish

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO OPEN NEW 75-BED NAVIGATION CENTER FOR TRANSITIONAL AGE YOUTH  
**Date:** Wednesday, February 03, 2021 12:04:49 PM  
**Attachments:** [02.03.21 Lower Polk TAY Navigation Center.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, February 3, 2021 at 12:04 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO OPEN NEW 75-BED NAVIGATION CENTER FOR TRANSITIONAL AGE YOUTH

**FOR IMMEDIATE RELEASE:**

Wednesday, February 3, 2021

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

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

**SAN FRANCISCO TO OPEN NEW 75-BED NAVIGATION  
CENTER FOR TRANSITIONAL AGE YOUTH**

*The Navigation Center in Lower Polk is the first of its kind for youth experiencing homelessness in San Francisco. In addition to shelter, it will provide medical and mental health services, workforce development support, and connection to paid career training opportunities*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Aaron Peskin today toured the newly completed Lower Polk Navigation Center at 700 Hyde Street, which will provide 75 beds for homeless youth ages 18-24. This is the first Navigation Center in San Francisco specifically designed to serve Transitional Age Youth (TAY). Construction of the Navigation Center was completed this week and staff is preparing to receive guests beginning February 8, 2021.

With the Lower Polk TAY Navigation Center, the City's full portfolio of housing and shelter resources—including COVID-19 shelter-in-place opportunities—supports more than 14,000 unhoused people each night.

Mayor Breed and Supervisor Peskin were joined by Abigail Stewart-Kahn, Interim Director of the Department of Homelessness and Supportive Housing. Representatives from the on-site providers, 3rd Street Youth Center & Clinic and Success Centers, also toured the Navigation Center, along with representatives from Tidewater Capital, which owns the building and is leasing the space to the City.

“This Navigation Center will be a place where young people can seek refuge from the streets and get connected to services and job training,” said Mayor Breed. “As we emerge from this pandemic, we still face a number of the challenges that existed before, including homelessness. This Navigation Center is designed to help get our young people on a better path and avoid an extended period of time on the streets. I’m grateful to all the partners who have worked together to create this Navigation Center and am looking forward to working with them as we continue the important work of advancing our Homelessness Recovery Plan and getting people into housing.”

“This has been a 4 year labor of love and work to open a Navigation Center in District 3,” said Supervisor Aaron Peskin. “I’m delighted that San Francisco is a model for the rest of the state and country with the opening of the City’s first TAY Navigation Center, which will serve the unique needs of young adults before they become permanently entrenched in a cycle of homelessness. I want to acknowledge the Lower Polk community for being so gracious, welcoming, and engaged in this collective effort.”

The Lower Polk TAY Navigation Center advances the City’s Homelessness Recovery Plan and efforts to reduce youth homelessness in San Francisco. Through Rising Up, funding from Proposition C, and the Homelessness Recovery Plan, more permanent exits will be made available to people so that the Lower Polk TAY Navigation Center is able to serve more people every year.

The Rising Up campaign is a public-private partnership launched by Mayor Breed with the goal of raising \$35 million to reduce youth homelessness in San Francisco by 50% by 2023. Its approach prevents and addresses youth homelessness through a coordinated response system that has continued to yield results even through the economic and systemic challenges that the non-profit community is facing during the pandemic.

According to the 2019 point-in-time count, 83% of homeless Transitional Age Youth in San Francisco are living unsheltered. Nearly half all of homeless Transitional Age Youth identify as LGBTQ, and homelessness disproportionately affects Transitional Age Youth of color. While 15% of the San Francisco population is Latino, 27% of homeless youth are Latino. While African Americans make up approximately 6% of the San Francisco population, 29% of homeless Transitional Age Youth are African Americans.

The new Lower Polk TAY Navigation Center, housed in a newly renovated three-story building at the corner of 700 Hyde Street and 888 Post Street, will offer a safe, healthy, and dignified environment for unhoused youth. The third floor (top floor) of the building serves as the primary sleeping area for guests and also includes an outdoor lounge area, changing rooms, all-gender shower rooms and bathrooms, laundry, clinic space, and staff offices. The second floor contains community and dining space, a pantry, and meeting rooms. Tidewater Capital, with support and oversight from San Francisco Public Works, managed the design and construction of the new Navigation Center.

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 43 beds until pandemic restrictions are loosened in order to maintain the safety of guests and staff.

“The Lower Polk TAY Navigation Center, the City’s first Navigation Center for young people ages 18-24, demonstrates the City’s commitment to new shelter and services for TAY and

prioritizes improving outcomes for the City's most vulnerable youth," said Abigail Stewart-Kahn, Interim Director of San Francisco's Department of Homelessness and Supportive Housing. "We thank Mayor Breed and Supervisor Peskin and our nonprofit partner 3rd Street Youth, for supporting a Navigation Center where young people can come indoors with peers, gain safety and access our homelessness response system of care, which has been a long-standing goal for HSH and our nonprofit partners."

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 the San Francisco Homeless Outreach Team (SFHOT) and Coordinated Entry. Initial outreach will focus on youth in the Lower Polk neighborhood who are in need of services.

With funding from HSH, 3rd Street Youth will operate the program and deliver on premise support to those seeking assistance, including health check-ups. 3rd Street Youth 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 may include health services, benefits support, workforce development, and housing assistance.

"The completion of the Lower Polk TAY Navigation Center marks a monumental day for the City's youth homeless response system, and we're proud the services offered at this center will be carried out by two Black-led organizations with reputations of delivering services that are youth centered and informed. We hope that news of the Navigation Center might bring hope to the young people of our city who have struggled without stability and comfort during the most devastating health and economic crisis of their generation and ours," said Joi Jackson-Morgan, MPH, Executive Director, 3rd Street Youth Center & Clinic. "It is our mission that this Navigation Center be a dignified solution to the personal, social, and systemic barriers that may stand in their way to fulfilling healthy adult lives. Our future guests will have access to medical and mental health services, mentors, career advisors, education, and paid career training opportunities. Most importantly, they will be part of a community who values and respects them and wants them to succeed."

Success Centers will provide a holistic continuum of care, enabling guests to complete their education, get ready for work, and find meaningful employment. For nearly 40 years, Success Centers has worked with people living in difficult circumstances and have positively impacted the lives of thousands of individuals, helping them to obtain employment, complete their education, and tap their creative power.

"We are honored to partner with 3rd Street Youth Center and Clinic and the Department of Homeless and Supportive Housing on this innovative mayoral initiative," said Liz Jackson-Simpson, CEO of Success Centers. "While the Lower Polk TAY Navigation Center will offer a stable home for under-housed and unhoused young adults, we see this as be more than a place to lay your head. Our young people will get what they need to thrive, reducing their dependence on social systems."

"We are honored to partner with Mayor Breed, Supervisor Peskin, and the City of San Francisco in its quest to support our at-risk community members, especially during these difficult times," said Ross Stackhouse, Principal, Tidewater Capital. "Our youth are the next generation paving the way for this incredible city. As a team dedicated to fostering long-term community growth, we hope to serve this group beyond just providing basic needs and

essential resources in ways that positively influence their futures for a better tomorrow.”

“Creating safe and welcoming spaces through smart design and meaningful on-site support has been key to the success of the Navigation Center model,” said Acting San Francisco Public Works Director Alaric Degrafinried. “We thank Mayor Breed and Supervisor Peskin for providing us the opportunity to partner with nonprofit organizations and the community to deliver this important addition to San Francisco’s network of shelter and services for some of our most at-risk residents.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 11:33:18 AM

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

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**From:** Bridget Maley <bridget.maley@gmail.com>  
**Date:** Wednesday, February 3, 2021 at 9:33 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Herzstein, Daniel (BOS)" <daniel.herzstein@sfgov.org>, "kate.black@sfgov.org" <kate.black@sfgov.org>, Chris Foley <chris.foley@sfgov.org>, "So, Lydia (CPC)" <lydia.so@sfgov.org>, "Johns, Richard (CPC)" <richard.se.johns@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Pearlman, Jonathan (CPC)" <jonathan.pearlman@sfgov.org>, "Hyland, Aaron (CPC)" <aaron.hyland@sfgov.org>, "Matsuda, Diane (CPC)" <diane.matsuda@sfgov.org>, "goldengate.library.neighbors@gmail.com" <goldengate.library.neighbors@gmail.com>, "Angulo, Sunny (BOS)" <sunny.angulo@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, Marie Ciepiela <marie.ciepiela@friendssfpl.org>, "City Librarian, City Librarian (LIB)" <citylibrarian@sfpl.org>  
**Subject:** 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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San Francisco Planning Commissioners:

I object to the proposed residential expansion project at 2651-2653 Octavia Street which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). At your hearing on February 4, 2021, please accept the Discretionary Review and encourage the

applicant to redesign and address the concerns outlined below, ensuring that future generations of library patrons will continue to experience the spatial volume of the Library's main reading room and that the Octavia Street stepped streetscape is maintained.

I live within one block of the Golden Gate Valley Carnegie Library and am the author of a Landmark Designation Report submitted to the Planning Department on July 22, 2020. I have a Master of Arts in Architectural History from the School of Architecture at the University of Virginia. I have twenty-five years of professional experience as an architectural historian and was appointed by Mayor Gavin Newsom to the Landmarks Preservation Advisory Board. I have researched and written about the work of Ernest Coxhead, the library's original architect. Our family contributed generously to the library's recent renovation.

The Golden Gate Valley Library is a San Francisco architectural treasure. It should not be impacted by an over-sided expansion that benefits so few, but will permanently alter the experience of every future library patron, the work spaces of the library staff, and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

Similar to the six other San Francisco Carnegie Libraries that are already landmarked, the "spatial volume" of the main reading room of the Golden Gate Valley Branch is listed as a significant character-defining feature in the landmark designation report. The tall, arched windows and the light they afford to the reading room contribute to the patron experience of the "spatial volume" of the reading room. The proposed project will block natural light to several of the south facing reading room windows, forever changing the patron experience of this significant, character-defining space.

Further, this block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: "these buildings respect the topography of the surrounding area by stepping down to the street" and "the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings."

Please feel free to reach out to me directly via email if you have any questions.

Thank you,  
Bridget Maley  
[bridget.maley@gmail.com](mailto:bridget.maley@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 11:32:30 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jody Williams Garcia <jody.williams@gmail.com>  
**Sent:** Wednesday, February 03, 2021 11:12 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; goldengate.library.neighbors@gmail.com  
**Subject:** RE: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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Dear President Koppel, Vice President Moore, and Commissioners Chan, Diamond, Fung, Imperial and Tanner,

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will loom over an historic library and will result in an over-scaled addition in a row of existing older residences. As such, the size of the project should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not



be impacted by an over-sized expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.”

The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

Please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,  
Jody Garcia

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Guy, Kevin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2/4/21 Planning Commission Hearing Item No.13 (1131 Polk Street)  
**Date:** Wednesday, February 03, 2021 11:31:41 AM  
**Attachments:** [1131 Polk CUA Letter of Support Hemlock Tavern With Attachments Final.pdf](#)

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

San Francisco Planning  
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**From:** Peter Ziblatt <peter@pelosilawgroup.com>  
**Date:** Wednesday, February 3, 2021 at 10:01 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Alexis Pelosi <alexis@pelosilawgroup.com>  
**Subject:** 2/4/21 Planning Commission Hearing Item No.13 (1131 Polk Street)

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

Commissioners:

Please see the attached letter in support of the Conditional Use application for 1131 Polk Street (Regular Calendar Item No. 13) to be heard at the February 4, 2021 Planning Commission Hearing.

Please let us know if you have any questions.

Regards,

**Peter F. Ziblatt**

Of Counsel  
(415) 273-9670 ex. 2 (o)  
(415) 465-9196 (c)  
[peter@pelosilawgroup.com](mailto:peter@pelosilawgroup.com)  
[www.pelosilawgroup.com](http://www.pelosilawgroup.com)

**\*\*We have moved. Our new address is 244 Kearny Street, 9th Floor San Francisco, CA 94108**



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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 11:02:45 AM

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### Commission Affairs

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** anne.bouse@yahoo.com <anne.bouse@yahoo.com>  
**Sent:** Wednesday, February 03, 2021 10:33 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; goldengate.library.neighbors@gmail.com  
**Subject:** 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commissioners: Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced. The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sided expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces. This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is

exemplified in the City of San Francisco Residential Guidelines (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.” The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each. The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only available for public review one week prior to this hearing. The information in this report is worth a longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested. If you must conduct the hearing today, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved. Thank you for your consideration.

Anne Bouse  
2955 Van Ness Ave, Apt 10  
San Francisco, CA 94109

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 11:02:38 AM

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### Commission Affairs

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

Due to COVID-19, San Francisco Planning is 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:** Gary Edward Blum <garyedwardblum@sbcglobal.net>  
**Sent:** Wednesday, February 03, 2021 10:25 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; goldengate.library.neighbors@gmail.com; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** RE: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear President Koppel, Vice President Moore, and Commissioners Chan, Diamond, Fung, Imperial and Tanner,

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will loom over an historic library and will result in an over-scaled addition in a row of existing older residences. As such, the size of the project should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sized expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.”

The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

Please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,

Gary Edward Blum (1767 Green Street)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street....  
**Date:** Wednesday, February 03, 2021 9:24:06 AM  
**Attachments:** [GGVNA Letter About 26512653 Octavia Street.pdf](#)

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**Commission Affairs**

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

Due to COVID-19, San Francisco Planning is 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:** Phil Faroudja <[phil@faroudja-inc.com](mailto:phil@faroudja-inc.com)>  
**Sent:** Wednesday, February 03, 2021 9:08 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** [goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)  
**Subject:** 2651-2653 Octavia Street....

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

P.O. Box 29086  
[SEP] Presidio Station  
[SEP] San Francisco, CA 94129

February 3, 2021

Re: 2651 and 2653 Octavia Street Discretionary Review

Dear San Francisco Planning Department:

Golden Gate Valley Neighborhood Association opposes the addition of a fourth floor and roof deck to the building at 2651 and 2653 Octavia Street.



This addition would be directly next door to the Golden Gate Valley Library and, according to a recent city-ordered light study, would cast varying amounts of shadow on the library's newly installed, multi-million dollar solar panels at different times of the year.

This shadowing would affect the proper functioning of the library, will lead to higher electricity bills and cost, and diminish the amount of natural light reaching the library's interior.

Perhaps these problems could be mitigated by adjusting the plans for the fourth floor addition. For example, the entire fourth floor could be set back ten feet along its north-facing side, which might reduce any effect on the solar panels.

The Golden Gate Valley Library is in the process of becoming an historical landmark, and has been a valuable resource serving residents of all ages for many years. We hope it will continue to do so and remain unaffected. Golden Gate Valley Neighborhood Association urges the city to reject this construction request.

Many thanks for your attention in this matter.

Sincerely yours,

Phil Faroudja  
President, GGVNA

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street....  
**Date:** Wednesday, February 03, 2021 9:23:50 AM  
**Attachments:** [image.png](#)  
[GGVNA Letter About 26512653 Octavia Street.pdf](#)

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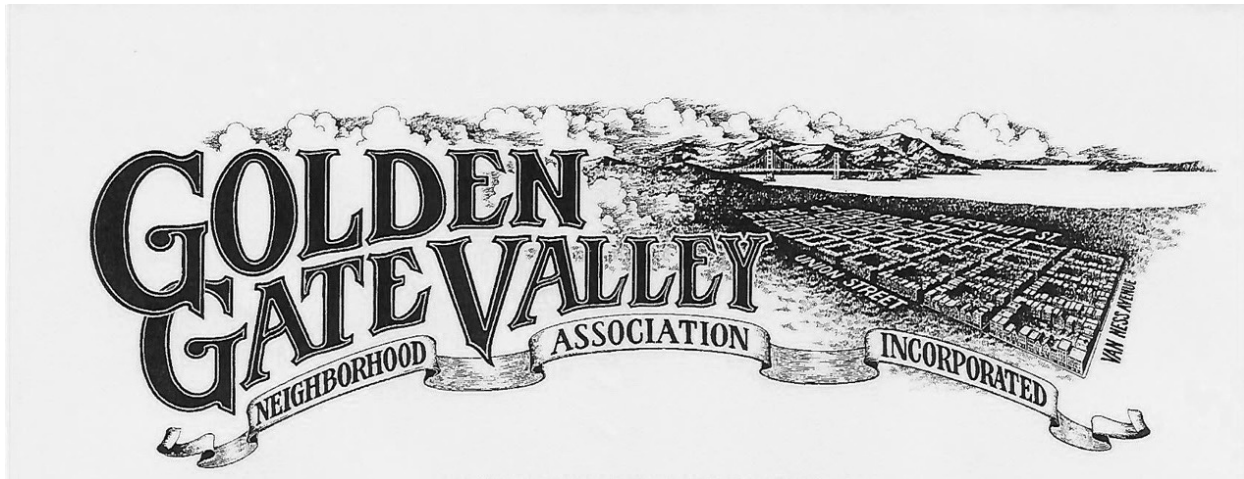
**Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Phil Faroudja <[phil@faroudja-inc.com](mailto:phil@faroudja-inc.com)>  
**Sent:** Wednesday, February 03, 2021 9:12 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** [goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)  
**Subject:** 2651-2653 Octavia Street....

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P.O. Box 29086  
Presidio Station  
San Francisco, CA 94129

February 3, 2021

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Many thanks for your attention in this matter.

Sincerely yours,

Phil Faroudja  
President, GGVNA

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for Continuance - Item 11  
**Date:** Wednesday, February 03, 2021 8:59:30 AM

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See below:

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

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**From:** "Mahogany, Honey (BOS)" <honey.mahogany@sfgov.org>  
**Date:** Tuesday, February 2, 2021 at 6:28 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "RivamonteMesa, Abigail (BOS)" <abigail.rivamontemesa@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>  
**Subject:** Request for Continuance - Item 11

Hello,

Supervisor Haney would like to request a continuance on Item 11 at this week's Planning Commission Meeting: 2018-014795ENX / 1560 FOLSOM STREET

The continuance is to allow for the project sponsor to complete their due diligence in meeting with community stakeholders.

Please let me know if you have further questions or if there are any issues.

Thank you,

Honey Mahogany, MSW

*Pronouns: she/her or they/them*

Legislative Aide

Supervisor Matt Haney

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 8:57:15 AM

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

---

**From:** Lisa Podos <lpodos@yahoo.com>  
**Date:** Tuesday, February 2, 2021 at 5:31 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "commission.secretary@sfgov.org" <commission.secretary@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Herzstein, Daniel (BOS)" <daniel.herzstein@sfgov.org>, "goldengate.library.neighbors@gmail.com" <goldengate.library.neighbors@gmail.com>  
**Subject:** Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commissioners:

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

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detriment of public places and spaces.

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The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only available for public review one week prior to this hearing. The information in this report is worth a longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested.

If you must conduct the hearing today, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,

Lisa Podos

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Case No. 2018--011022ENV  
**Date:** Wednesday, February 03, 2021 8:56:47 AM  
**Attachments:** [SFHeritage-2018-011022ENV.pdf](#)

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

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**From:** Woody LaBounty <[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)>  
**Date:** Tuesday, February 2, 2021 at 5:00 PM  
**To:** "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "commission.secretary@sfgov.org" <[commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)>, "Hillis, Rich (CPC)" <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>, "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>, "Stefani, Catherine (BOS)" <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>, "Herzstein, Daniel (BOS)" <[daniel.herzstein@sfgov.org](mailto:daniel.herzstein@sfgov.org)>, "goldengate.library.neighbors@gmail.com" <[goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)>  
**Subject:** 2651-2653 Octavia Street; Case No. 2018--011022ENV

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Commissioners,

Please find attached a letter of comments from San Francisco Heritage regarding the proposed project at 2651–2653 Octavia Street, which is in support of the neighbors and neighborhood associations opposed to the proposed residential expansion at the address.

Thank you for your attention to this matter,

Woody LaBounty  
San Francisco Heritage  
Cell: 415-244-8739



*Woody LaBounty*

*Interim CEO & President*

---

SAN FRANCISCO HERITAGE

HAAS-LILIENTHAL HOUSE

2007 FRANKLIN STREET

SAN FRANCISCO, CA 94109

P: 415.441.3000 x 20

[www.sfheritage.org](http://www.sfheritage.org)

[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)

He/Him/His

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS NEWSHA AJAMI FOR PUBLIC UTILITIES COMMISSION  
**Date:** Wednesday, February 03, 2021 8:55:25 AM  
**Attachments:** [02.02.21 Public Utilities Commission Confirmation.pdf](#)

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

---

**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, February 2, 2021 at 5:14 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS NEWSHA AJAMI FOR PUBLIC UTILITIES COMMISSION

**FOR IMMEDIATE RELEASE:**

Tuesday, February 2, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS  
NEWSHA AJAMI FOR PUBLIC UTILITIES COMMISSION**

*Nominated by Mayor London Breed, Dr. Ajami directs the urban water policy program at Stanford University*

**San Francisco, CA** — Today the Board of Supervisors unanimously confirmed Dr. Newsha K. Ajami, Ph.D., to the San Francisco Public Utilities Commission (SFPUC). Mayor London N. Breed nominated Dr. Ajami to the Commission in December 2020. Dr. Ajami currently serves as the director of Urban Water Policy with Stanford University's Water in the West and a senior research scholar at the Woods Institute for the Environment. Until recently, she also served as a gubernatorial appointee to the Bay Area Regional Water Quality Control Board.

"Newsha Ajami will bring a deep knowledge of water policy and a fresh perspective to the Public Utilities Commission," said Mayor Breed. "I am excited that Newsha is joining the City and am confident that her years of experience working in the public sector will help advance the commission's efforts to deliver clean power in our fight against climate change, improve our water and wastewater management, and create more resilient and sustainable infrastructure. As we get on the road to recovery, we need a citywide focus on helping San Francisco rebound and come back even stronger than before. The SFPUC has an important role to play in advancing programs and projects—from constructions and infrastructure investments to workforce development and other community benefits—that will help us do just that."



“I am grateful for the opportunity to serve our city and community in this new role and honored for the appointment by Mayor Breed,” said Dr. Ajami. “San Francisco has been a leader over the years in tackling many social and environmental issues. I have been inspired by many conversations I have had during the past month with various member of our City’s leadership team. I look forward to working with the Mayor, the Board of Supervisors, my fellow commissioners and the dedicated staff at SFPUC across various enterprises, to develop policies to achieve long-term water and power resiliency while addressing social equity and the impacts of climate change.”

Dr. Ajami is a leading expert in sustainable water resource management, smart cities, and the water-energy-food nexus. She uses data science principles to study the human and policy dimensions of urban water and hydrologic systems. Her research throughout the years has been interdisciplinary and impact driven, focusing on the improvement of the science-policy-stakeholder interface by incorporating social and economic measures and relevant and effective communication.

Before joining Stanford, she worked as a senior research associate at the Pacific Institute from 2011 to 2013, and served as a Science and Technology fellow at the California State Senate’s Natural Resources and Water Committee where she worked on various water and energy related legislation. She was also a post-doctorate researcher with the Berkeley Water Center, University of California, Berkeley.

Dr. Ajami received her Ph.D. in civil and environmental engineering from the University of California, Irvine, an M.S. in hydrology and water resources from the University of Arizona, and a B.S. in civil and environmental engineering from Tehran Polytechnic.

The San Francisco Public Utilities Commission (SFPUC) is headed by a board comprised of five commissioners with each chosen according to criteria set forth in the San Francisco City Charter. Their responsibility is to provide operational oversight in such areas as rates and charges for services, approval of contracts, and organization policy.

Dr. Ajami will join the following members on the SFPUC:

- Former member of the San Francisco Board of Supervisors Sophie Maxwell (appointed by Mayor Breed in 2019)
- Longtime labor advocate Tim Paulson (appointed by Mayor Breed in 2019)
- Former City Controller Ed Harrington (appointed by Mayor Breed in 2020)
- Former SFPUC General Manager Anson Moran (reappointed by Mayor Breed in 2018 after first being appointed to the commission by Mayor Gavin Newsom in 2009.)

The SFPUC delivers drinking water to 2.7 million people in the San Francisco Bay Area, collects and treats wastewater for the City and County of San Francisco, and generates clean power for municipal buildings, residents, and businesses. The agency’s mission is to provide customers with high quality, efficient and reliable water, power, and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to its care.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* CARMEN CHU SWORN IN AS SAN FRANCISCO'S CITY ADMINISTRATOR  
**Date:** Wednesday, February 03, 2021 8:55:13 AM  
**Attachments:** [02.02.21 City Administrator Swearing-In Carmen Chu.pdf](#)

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, February 2, 2021 at 3:58 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* CARMEN CHU SWORN IN AS SAN FRANCISCO'S CITY ADMINISTRATOR

**FOR IMMEDIATE RELEASE:**

Tuesday, February 2, 2021

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

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

**CARMEN CHU SWORN IN AS SAN FRANCISCO'S  
CITY ADMINISTRATOR**

*Chu, nominated by Mayor Breed, will bring years of experience in local government, as well as a commitment to economic recovery and equity to City Administrator's Office*

**San Francisco, CA** — Mayor London N. Breed today conducted the swearing-in ceremony to confirm Carmen Chu as San Francisco's City Administrator. Mayor Breed nominated Chu to serve as City Administrator last month, and her nomination was confirmed by the Board of Supervisors last week. The City Administrator serves a 5-year term and is responsible for overseeing more than 25 departments and programs that provide a range of services to the public and other City departments.

"Leading the City Administrator's office is a major responsibility, and I am confident that Carmen Chu is up to the task. I'm excited and grateful that Carmen was willing to take on this new role and help lead our City departments during our ongoing COVID-19 response and recovery," said Mayor Breed. "Her years of service in government and as Assessor-Recorder, along with her experience co-chairing the Economic Recovery Task Force, have prepared her well to serve as our City Administrator. I'm looking forward to working with Carmen to advance our recovery from COVID and make our government more accessible and equitable for all San Franciscans."

Chu served as the elected Assessor for the City and County of San Francisco since 2013. She was the only Asian American woman elected as Assessor in the State of California. Under her

leadership, the Assessor's Office successfully reversed a decades-old backlog of assessment cases, while generating over \$3.6 billion in property tax revenue annually to support public services, such as health, education, and neighborhood services. Such achievements earned her office the prestigious 2020 Good Government Award, an honor recognizing excellence in public sector management and stewardship.

"With oversight over 25 core functions and citywide policies touching all governmental operations, I am honored by the Mayor and the Board of Supervisors for their trust and confidence. Public service is a privilege and with the public health and economic challenges we now face, there is no more important work. Every day we have the opportunity to help one more person and every day we have the ability to deliver better services that saves lives, creates opportunity and fosters strong neighborhoods," said City Administrator Carmen Chu. "I am excited to join the talented team at the City Administrator - General Services Agency. You've played a central role in the City's COVID-19 response and have helped to keep the lights on - thank you. I also want to thank the team at the Assessor's Office for their partnership over the last eight years. I am proud of our shared accomplishments and your continued impact on San Francisco's ability to deliver needed services."

Since the COVID-19 pandemic crisis began, Chu has led the Economic Recovery Task Force, which Mayor Breed convened to develop strategies to support local businesses and mitigate economic hardships, while setting long-term goals to help San Francisco rebound stronger. Working with over 100 business, labor union, non-profit, academia, faith-based and other community leaders, the Task Force functioned as a bridge between industries and public health officials, advocated for operational flexibility and cutting red tapes. Collectively, the Task Force developed 41 recommendations and policy ideas to make the City's economy stronger, more resilient, and more equitable. The [final report](#) was released on October 8, 2020.

In addition, Chu has served on the San Francisco Employees' Retirement System Board, where she oversees the investments and policies of a \$26 billion public pension system. She also provides direction on the Executive Board of SPUR, a non-profit research and policy organization focused on developing regional solutions to cross-county challenges like housing affordability, climate resilience, economic equity, and public transportation.

Prior to her tenure as Assessor, Chu was an elected representative on the San Francisco Board of Supervisors and Deputy Director of Public Policy and Finance for then Gavin Newsom's mayoral administration. She has a Bachelor's Degree in public policy from Occidental College and a Master's Degree in Public Policy from UC Berkeley.

The City Administrator's Office comprises more than 25 departments and programs that provide a broad range of services to other city departments and the public. Examples of the Agency's functions include public safety, internal services, civic engagement, capital planning, asset management, code enforcement, disaster mitigation, tourism promotion, and economic development.

The City Administrator's Office provides services through the following divisions: 311, Animal Care and Control, Office of Cannabis, Civic Engagement and Immigrant Affairs, Community Challenge Grant Program, Committee on Information Technology, Contract Monitoring Division, Convention Facilities, County Clerk's Office, Digital Services Program, Entertainment Commission, Fleet Management, Grants for the Arts, Office of Labor Standards Enforcement, Mayor's Office on Disability, Medical Examiner, Purchasing, Real Estate

Division, Repromail, Risk Management, Office of Resilience and Capital Planning, and the  
Treasure Island Development Authority.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Wednesday, February 03, 2021 8:38:53 AM

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### Commission Affairs

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

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**From:** Erica Rabb <[ericarabb18@gmail.com](mailto:ericarabb18@gmail.com)>  
**Sent:** Tuesday, February 02, 2021 11:39 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; catherine.stefani@sfgov.org; library; goldengate.library.neighbors@gmail.com  
**Subject:** Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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Dear Planning Commissioners,

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sized expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition

imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.”

The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only available for public review one week prior to this hearing. The information in this report is worth a longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested.

If you must conduct the hearing today, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,

Erica Rabb  
Neighbor, 2939 Webster Street SF CA 94123

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Tuesday, February 02, 2021 3:50:44 PM

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**Commission Affairs**

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

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---

**From:** Letitia Yang <[letitia.yang@gmail.com](mailto:letitia.yang@gmail.com)>  
**Sent:** Tuesday, February 02, 2021 2:19 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Fwd: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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----- Forwarded message -----

From: **Letitia Yang** <[letitia.yang@gmail.com](mailto:letitia.yang@gmail.com)>  
Date: Tue, Feb 2, 2021 at 12:57 PM  
Subject: RE: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
To: <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
Cc: Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)>, <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>, Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>, Herzstein, Daniel (BOS) <[daniel.herzstein@sfgov.org](mailto:daniel.herzstein@sfgov.org)>, <[goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)>

Dear President Koppel, Vice President Moore, and Commissioners Chan, Diamond, Fung, Imperial and Tanner,

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project



sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will loom over an historic library and will result in an over-scaled addition in a row of existing older residences. As such, the size of the project should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sized expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.”

The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

Please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,

Letitia Yang

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2018-011022DRP: 2651-2653 Octavia Street; Building Permit Application No. 2018.0803.6405  
**Date:** Tuesday, February 02, 2021 3:50:06 PM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** mary russell <maryerussell24@yahoo.com>  
**Sent:** Tuesday, February 02, 2021 12:35 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** goldengate.library.neighbors@gmail.com  
**Subject:** 2018-011022DRP: 2651-2653 Octavia Street; Building Permit Application No. 2018.0803.6405

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Commissioners - this is in support of the neighbors of this location, the Golden Gate Branch Library, in their desire to have the requirement for discretionary review for the addition of a fourth floor and roof deck to the building next door. This addition would cause shadows on the library's recently installed, multi-million-dollar solar panels at different times of the year.

The Board of Supervisors voted to support Golden Gate Library Neighbors in its opposition. The Planning Commission granted approval to the addition then denied discretionary review, but the Supervisors responded to neighbors' appeal of that decision by unanimously ordering the Commission to grant it.

Please support the neighbors' request for discretionary review.

Regards,  
Mary Russell  
1580 Filbert Street  
(Member of Golden Gate Valley Neighborhood Association)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-020049CUA 1131 Polk Street- Support  
**Date:** Tuesday, February 02, 2021 3:49:35 PM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Chris Schulman <chris.schulman@gmail.com>  
**Sent:** Tuesday, February 02, 2021 12:31 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>; Guy, Kevin (CPC) <kevin.guy@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2019-020049CUA 1131 Polk Street- Support

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Dear President Koppel and Honorable Commissioners,

I am writing today in support of the Conditional Use Application for 1131 Polk Street.

While I am writing today in my personal capacity, as the Executive Director of the Lower Polk Community Benefit District and former Chairperson of Lower Polk Neighbors, I am intricately familiar with the history of this project and the benefits it will convey on the neighborhood.

Prior to the demolition of the commercial only building at this location, the bar at this commercial space provided a nighttime entertainment use for many years as Hemlock Tavern, and for years prior as another bar, the Giraffe, a staple in the LGBTQ bar community that used to thrive on Polk. The continuation of a bar and nighttime entertainment use is desirable for this location as an arts and entertainment use will bring vitality and energy back into the neighborhood.

The size of the space, per the restricted use district is identical to the previous bar and is desirable as

well.

This project is desirable for the neighborhood, will breathe vitality into a block that has seen businesses shuttered and re-establishes a nighttime use that could have been lost had the developer not responded to the wishes of the neighborhood, which pushed for this project as part of the new development.

Best regards,

Chris Schulman  
1156 Sutter Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** FW: 1560 Folsom Street typical unit layouts  
**Date:** Tuesday, February 02, 2021 12:02:58 PM  
**Attachments:** [2021-01-19\\_1560 Folsom - Typical Floor Plan.pdf](#)

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### Commission Affairs

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**From:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Sent:** Tuesday, February 02, 2021 11:13 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>  
**Subject:** 1560 Folsom Street typical unit layouts

Hello Commissioners,

You have an item at 1560 Folsom Street (Case No. 2018-014795ENX) on Thursday's hearing. We received a request for unit layouts, and the sponsor has provided the attached as a response. Please let me know if you have any questions.

### 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](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Tuesday, February 02, 2021 9:37:14 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Katherine Reilly <[kbreilly@pacbell.net](mailto:kbreilly@pacbell.net)>

**Date:** Monday, February 1, 2021 at 6:18 PM

**To:** "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>

**Cc:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "commission.secretary@sfgov.org" <[commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)>, "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>, "Stefani, Catherine (BOS)" <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>, "Herzstein, Daniel (BOS)" <[daniel.herzstein@sfgov.org](mailto:daniel.herzstein@sfgov.org)>, "goldengate.library.neighbors@gmail.com" <[goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)>

**Subject:** 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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Dear Planning Commissioners:

Joel Koppel, President – [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)  
Kathrin Moore, Vice President – [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Deland Chan – [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)  
Sue Diamond – [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Frank S. Fung – [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)  
Theresa Imperial – [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)  
Rachael Tanner – [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)

CC:

Jonas P. Ionin, Planning Commission Secretary – [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
Commission Affairs – [commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)

David Winslow, Planning Department – [david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)  
Supervisor Catherine Stefani – [catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)  
Daniel Herzstein, Office of Supervisor Stefani – [daniel.herzstein@sfgov.org](mailto:daniel.herzstein@sfgov.org)  
Library neighbors - [goldengate.library.neighbors@gmail.com](mailto:goldengate.library.neighbors@gmail.com)

Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I am a San Francisco resident and library patron, and I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-scaled expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

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If you must conduct the hearing this week, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,  
Katherine Reilly

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Amended Motion - Per Commissioners Request  
**Date:** Tuesday, February 02, 2021 9:34:09 AM  
**Attachments:** [2020-007346CUA.pdf](#)

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See below:

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Wilborn, Katherine (CPC)" <katherine.wilborn@sfgov.org>  
**Date:** Tuesday, February 2, 2021 at 6:47 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** RE: Amended Motion - Per Commissioners Request

Hi Jonas,  
I apologize, but there is one more edit I failed to make. Here is the amended / final version (attached).  
Thank you,  
Katie

**Katie B. Wilborn, Preservation Technical Specialist Planner**  
**Northwest Quadrant, Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7355 | [sfplanning.org](http://sfplanning.org) | [San Francisco Property Information Map](#)  
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**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Monday, February 1, 2021 3:27 PM  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Wilborn, Katherine (CPC) <katherine.wilborn@sfgov.org>  
**Subject:** FW: Amended Motion - Per Commissioners Request

Commissioners,  
The attached packet replaces the on-line version for 2284 Union Street on your Consent Calendar. This updated version, makes minor corrections as noted below.

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

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



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**From:** "Wilborn, Katherine (CPC)" <[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)>  
**Date:** Monday, February 1, 2021 at 3:02 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>, "Gordon-Jonckheer, Elizabeth (CPC)" <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>  
**Subject:** RE: Amended Motion - Per Commissioners Request

Hi Jonas,  
Please see updated version (striked-through and underlined; no highlights).

The document is attached and located here:  
[I:\Commissions\CPC Packets\20210204](#)  
[Draft Motion - 2284 Union.pdf](#) ([Desktop](#), [Mobile](#), [Classic Web](#))

Thanks!  
Katie

**Katie B. Wilborn, Preservation Technical Specialist Planner  
Northwest Quadrant, Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7355 | [sfplanning.org](http://sfplanning.org) | [San Francisco Property Information Map](#)

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**From:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Sent:** Monday, February 1, 2021 2:38 PM  
**To:** Wilborn, Katherine (CPC) <[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)>  
**Cc:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>  
**Subject:** Re: Amended Motion - Per Commissioners Request

Katie,  
Yes, but please provide a strike-through version with amendments underlined rather than highlighting areas that were corrected.

**Jonas P Ionin  
Director of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Wilborn, Katherine (CPC)" <[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)>

**Date:** Monday, February 1, 2021 at 2:26 PM

**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>

**Cc:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>, "Gordon-Jonckheer, Elizabeth (CPC)" <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>

**Subject:** Amended Motion - Per Commissioners Request

Good afternoon Jonas,

Commission Diamond called me today regarding my consent calendar item (**2020-007646CUA**) for this Thursday, Feb. 4<sup>th</sup>'s CPC hearing.

She caught some inconsistent language in the description, which I have corrected and highlighted in yellow for quick reference (on pages 5 and 7 of the attached Commission Packet. The updated document is also uploaded here: <I:\Commissions\CPC Packets\20210204> and in M-Files, here: [Draft Motion - 2284 Union.pdf](#) ([Desktop](#), [Mobile](#), [Classic Web](#))).

Commissioner Diamond expressed that she wished the project to **stay on consent**, if at all possible.

Can this document be distributed to the Commissioners and the item remain on consent?  
Please let me know.

Thank you,  
Katie

**Katie B. Wilborn, Preservation Technical Specialist Planner  
Northwest Quadrant, Current Planning Division**

San Francisco Planning

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

Direct: 628.652.7355 | [sfplanning.org](http://sfplanning.org) | [San Francisco Property Information Map](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Guy, Kevin \(CPC\)](#)  
**Subject:** FW: 1131 Polk - Sponsor Brief (not in packet)  
**Date:** Monday, February 01, 2021 4:53:57 PM  
**Attachments:** [1131 Polk CUA -Sponsor Brief.pdf](#)

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Kevin Guy <[kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)>  
**Date:** Monday, February 1, 2021 at 4:01 PM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** 1131 Polk - Sponsor Brief (not in packet)

Hi All - I received a brief from the project sponsor for my item on calendar this Thursday (1131 Polk Street). However, it arrived to late to be included in the published packet. Can you please distribute this to the Commissioners?

Thanks,  
Kevin

**Kevin Guy, Planner**  
**Northeast Team, Current Planning Division**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7325 | [sfplanning.org](http://sfplanning.org)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: 450 O'Farrell Petition Signers  
**Date:** Monday, February 01, 2021 3:50:06 PM  
**Attachments:** [450 O'Farrell Petition Signers.xls](#)

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### Commission Affairs

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

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**From:** Corey Smith <corey@sfhac.org>  
**Sent:** Monday, February 01, 2021 1:23 PM  
**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>; Todd David <todd@sfhac.org>  
**Subject:** 450 O'Farrell Petition Signers

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, please see the attached list of [petition signers](#) supporting the housing proposal at 450 O'Farrell 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 | Housing Action Coalition

95 Brady Street, San Francisco, CA 94103  
Office (415) 541-9001 | Cell (925) 360-5290  
Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Monday, February 01, 2021 2:38:47 PM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "xiaomu@aol.com" <xiaomu@aol.com>  
**Reply-To:** "xiaomu@aol.com" <xiaomu@aol.com>  
**Date:** Monday, February 1, 2021 at 2:37 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "commission.secretary@sfgov.org" <commission.secretary@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Herzstein, Daniel (BOS)" <daniel.herzstein@sfgov.org>, "goldengate.library.neighbors@gmail.com" <goldengate.library.neighbors@gmail.com>  
**Subject:** Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commissioners:

Joel Koppel, President – joel.koppel@sfgov.org  
Kathrin Moore, Vice President – kathrin.moore@sfgov.org  
Deland Chan – deland.chan@sfgov.org  
Sue Diamond – sue.diamond@sfgov.org  
Frank S. Fung – frank.fung@sfgov.org  
Theresa Imperial – theresa.imperial@sfgov.org  
Rachael Tanner – rachael.tanner@sfgov.org

CC:

Jonas P. Ionin, Planning Commission Secretary – jonas.ionin@sfgov.org  
Commission Affairs – commission.secretary@sfgov.org  
David Winslow, Planning Department – commission.secretary@sfgov.org

Supervisor Catherine Stefani – catherine.stefani@sfgov.org  
Daniel Herzstein, Office of Supervisor Stefani – daniel.herzstein@sfgov.org  
Library neighbors - goldengate.library.neighbors@gmail.com

Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sized expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

This block of Octavia Street has a series houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: “these buildings respect the topography of the surrounding area by stepping down to the street” and “the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.”

The proposed project does not add any density to the neighborhood, but instead retains the existing two units while increasing the square footage of each.

The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only available for public review one week prior to this hearing. The information in this report is worth a longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested.

If you must conduct the hearing today, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you,

Philip Kaufman

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2021 CEQA Guidelines Book  
**Date:** Monday, February 01, 2021 11:58:23 AM

---

Commissioners,  
Please advise, if you would like to receive a copy.

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

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**From:** "Byrd, Virnaliza (CPC)" <virnaliza.byrd@sfgov.org>  
**Date:** Monday, February 1, 2021 at 11:57 AM  
**To:** CTYPLN - CITY PLANNING EVERYONE  
<CPC.CityPlanningEveryone@sfgov.org>  
**Subject:** 2021 CEQA Guidelines Book



Hello Everyone,

Hope you are all doing well and keeping safe. Due to covid and working remotely, I am a bit late in ordering the 2021 CEQA Guidelines Book. Please note, if you are a member of the Association of Environmental Professionals, AEP automatically sends out a complementary copy.

**Please send me an email by February 12<sup>th</sup>** if you would like a copy and how you wish to receive it. If you would like to have your copy sent to you once the books have been delivered in the office, please provide your mailing address in your response email, or if you would like to pick it up in the office, I will be providing Lulu with that list. The books usually takes a few weeks to be delivered to me. Please let me know if you have any further questions.

Thank you

**VirnaLiza Byrd, Planner Technician**



**Environmental Planning**

San Francisco Planning

[virnaliza.byrd@sfgov.org](mailto:virnaliza.byrd@sfgov.org)

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

Direct: 628.652.7541 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2013.1535CUA-02 "450 O'Farrell" project - continuance  
**Date:** Monday, February 01, 2021 11:48:06 AM

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Commissioners,

Please be advised that 450 O'Farrell is requesting another continuance from this week's Agenda.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Marcelle Boudreaux <marcelle.boudreaux@sfgov.org>  
**Date:** Monday, February 1, 2021 at 9:59 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Corey Teague <corey.teague@sfgov.org>, Chelsea Fordham <chelsea.fordham@sfgov.org>, "Delumo, Jenny (CPC)" <jenny.delumo@sfgov.org>  
**Subject:** RE: 2013.1535CUA-02 "450 O'Farrell" project - continuance

Please move forward with continuing this to 3/11. Thank you!

**Marcelle Boudreaux, AICP, Principal Planner**  
**Citywide Cultural Resource Survey & Landmarks | Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7375 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Monday, February 1, 2021 9:55 AM  
**To:** Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Teague, Corey (CPC) <corey.teague@sfgov.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Subject:** Re: 2013.1535CUA-02 "450 O'Farrell" project - continuance

3/11 is better, but 3/4 can work.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Marcelle Boudreaux <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>  
**Date:** Monday, February 1, 2021 at 9:44 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Cc:** Corey Teague <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>, Chelsea Fordham  
<[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>, "Delumo, Jenny (CPC)" <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)>  
**Subject:** 2013.1535CUA-02 "450 O'Farrell" project - continuance

Hi Jonas,

Rich H. messaged me that the sponsor has requested another continuance. He and I agreed that we should push it out for one month. Can this be continued to March 4, 2021?

Thank you,

**Marcelle Boudreaux, AICP, Principal Planner**  
**Citywide Cultural Resource Survey & Landmarks | Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7375 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Monday, February 01, 2021 11:46:55 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Arturo Albano <myvoice@oneclickpolitics.com>  
**Sent:** Monday, February 01, 2021 11:06 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,

Arturo Albano

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

4155187864 1111 Gough Street, San Francisco, CA 94109 Constituent

Prepared by OneClickPolitics (tm) at <https://avanan.url-protection.com/v1/url?o=www.oneclickpolitics.com.&g=ZTU0NzZiYjNkNTBkMGZkOQ==&h=YjUzZWQxNmY3NTU2YzQwMzk2M2RjOWE2OGM5ZTI2ZmZkZTNmYTk2NWUxOGI0NWExNzlhZjhlZjdkODRiMWE5Yg==&p=YXAzOnNmZHOyOmF2YW5hbGpvZmZpY2UzNjVfZW1haWxzX2VtYWlsOjYwNzFjZTMzM2I4YTdlOTcyNThjY2I3ZmlwYTk0ZmVjOnYx> OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [info@oneclickpolitics.com](mailto:info@oneclickpolitics.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES FIRST NEIGHBORHOOD COVID-19 VACCINE SITE IN THE MISSION DISTRICT AS PART OF A CITYWIDE NETWORK OF VACCINATION SITES  
**Date:** Monday, February 01, 2021 11:46:21 AM  
**Attachments:** [02.01.21 Vaccination Sites.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspresso@sf.gov>  
**Date:** Monday, February 1, 2021 at 10:38 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspresso@sf.gov>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES FIRST NEIGHBORHOOD COVID-19 VACCINE SITE IN THE MISSION DISTRICT AS PART OF A CITYWIDE NETWORK OF VACCINATION SITES

**FOR IMMEDIATE RELEASE:**  
Monday, February 1, 2021  
Contact: San Francisco Joint Information Center, [dempres@sf.gov](mailto:dempres@sf.gov)

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

**SAN FRANCISCO LAUNCHES FIRST NEIGHBORHOOD  
COVID-19 VACCINE SITE IN THE MISSION DISTRICT AS  
PART OF A CITYWIDE NETWORK OF VACCINATION SITES**

*The City will partner with Unidos en Salud/United in Health, UCSF and Latino Task Force, to operate the first neighborhood vaccination site in the heart of the Mission District*

**San Francisco, CA** — Mayor London N. Breed, the Department of Public Health, Unidos en Salud/United in Health, UCSF, and the Latino Task Force announced today the opening of a new neighborhood COVID-19 vaccine site at 24th Street and Capp Street in the Mission District. The 24th Street site, which will be followed shortly by a neighborhood vaccine access site in the Bayview, is the first of a number of neighborhood sites that the City will be opening to ensure that highly impacted neighborhoods have equitable access to the vaccine.

The goal of Mayor Breed's vaccination strategy is to make receiving the vaccine as convenient and comfortable for as many people as possible, particularly in those neighborhoods disproportionately affected by the COVID-19 pandemic. Neighborhood vaccine access sites, such as the 24th Street site, are one critical piece of a larger network of vaccination distribution that also includes high-volume vaccination sites, community clinics, pharmacy partnerships, and mobile vaccination teams.

"COVID-19 has disproportionately impacted our Latino community, which is why it's so

important that we're bringing these vaccines directly to the neighborhoods that have been hit so hard," said Mayor Breed. "We're ready to administer 10,000 vaccines per day here in San Francisco as soon as supply increases through our network of high-volume vaccination sites, as well as a series of neighborhood sites that will provide easy access to our diverse communities throughout the City."

Today's site opening will be a soft launch while operations are refined to ensure safety for patients and staff and while necessary infrastructure is put in place to allow the site to scale up as more vaccine supply becomes available. Given that supply of the vaccine remains extremely limited, vaccinations at the 24th Street site will be by appointment only. Initial appointments during the soft launch phase will go to community health workers and local residents over the age of 65 within the Unidos en Salud network, which includes uninsured vulnerable populations.

The site will have an initial capacity of 120 vaccinations per day and, when vaccine capacity increases, this site may expand to conduct 200-400 vaccinations per day. The 24th Street site has the additional benefit of being adjacent to a significant transit hub, ensuring that it is accessible and convenient for the community health workers and other eligible people that it will serve. It also will be co-located with the Unidos en Salud testing site at the nearby 24th Street and Mission Street BART plaza, operating four days a week.

The Mission District is home to many Latino residents and essential workers and has been one of the neighborhoods hardest hit by COVID-19. Testing continues to show that the Latino community is experiencing high rates of new infection, with recent testing revealing that more than one in ten Latinos who are tested test positive for COVID-19.

"We are proud to continue the productive partnership with UCSF and the Latino Task Force, and extend our vaccination efforts into the heart of the Mission District. As a community-based site co-located with existing testing capacity, the 24th Street site is a model for how we can reach every community in San Francisco. Along with ongoing commitment to public health measures such as mask wearing and social distancing, a broad and equitable program to distribute the vaccine across San Francisco can bring this pandemic to an end," said Dr. Grant Colfax, Director of the Department of Public Health.

"Among the many grim legacies of the previous failed federal administration is that states and counties are now struggling with shortages that have made a mess of the vaccine rollout," said Supervisor Hillary Ronen. "Over the past two weeks, my office has been fielding a flood of questions about who is eligible and how to access. I am pushing for consistent and transparent data so we know what UCSF, Kaiser, Sutter, and Dignity are doing and every San Franciscan can get vaccinated. Amidst all that, I am thrilled that San Francisco is bringing vaccine directly to the most vulnerable people in the hardest hit community. Let this be the start of a bright new chapter."

"We know that interest in getting vaccinated is very high in the community," said Dr. Diane Havlir, a professor of medicine at UCSF and a co-founder of the Unidos en Salud Latino Task Force/UCSF/DPH collaboration. "We asked more than 5,000 adults who came for testing last month at the 24th Street BART plaza, and 86 percent said they were open to getting vaccinated."

"We at UCSF are eager to continue our ongoing partnership with the Mayor and the

Department of Public Health to help protect our City's most vulnerable communities from COVID-19," said UCSF Chancellor Dr. Sam Hawgood. "By continuing our collaborative community testing programs, and now making vaccines available in high-impact neighborhoods where the virus is spreading quickly, we can prevent more suffering and help to protect the entire city from this virus."

In addition to the 24th Street site, the City continues to locate vaccine resources in neighborhoods that have disproportionately carried the burden of COVID-19. In addition to neighborhood vaccine sites, the Department of Public Health and its community partners continue to vaccinate people through community clinics in the Western Addition, Chinatown, Bayview, Outer Sunset, and Potrero. The City is working to expand neighborhood vaccine sites to the Bayview, Excelsior, Visitacion Valley and other neighborhoods with the highest infection rates for COVID-19 and limited access to health care services. Additionally, the City is partnering with Safeway pharmacies to bring vaccines to various neighborhoods.

On January 22nd, the City launched the City College of San Francisco vaccination site, which is the first high-volume vaccination site in San Francisco and will serve as many as 3,000 people per day when supply increases. This site, along with others announced at the Moscone Center and the SF Produce Market in the Bayview, will be able to accommodate over 10,000 vaccinations per day once vaccine supply, which remains extremely limited, increases. These high-volume sites were chosen in part for their proximity to neighborhoods in the southeastern part of the City that have been most heavily impacted by COVID. These sites will serve anyone, regardless of their health coverage status or provider.

"Today is an important milestone in our fight to combat COVID-19 and it is because of our collective partnership and trust in each other that we are able to bring forth vaccines directly to a population that has been painfully and disproportionately impacted through this pandemic," said Jon Jacobo, Health Committee Chair of the Latino Task Force.

The distribution of a national vaccine during a pandemic is an unprecedented event, and the Department of Public Health is partnering with healthcare providers to have as many people vaccinated as fast as possible, while following the federal and state guidelines for prioritization. In the meantime, it is critical that all San Franciscans continue to follow all public health recommendations to wear a mask when not in your home, cough into your elbow, wash your hands, keep 6 feet from others whenever you must be in public places and help your local health department collect information to inform people of possible infection. These steps will help protect you and those around you while COVID-19 is circulating, and, along with the vaccine, will be essential to ending the pandemic.

Anyone who works or lives in San Francisco can sign up for a notification when they are eligible for vaccination at [SF.gov/vaccinenotify](https://sf.gov/vaccinenotify). The City will continue to provide regular updates to the public about the vaccine in San Francisco at: [SF.gov/covidvaccine](https://sf.gov/covidvaccine).

###



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Monday, February 01, 2021 11:46:04 AM

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### Commission Affairs

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

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Tracy <tracynewstadt@gmail.com>  
**Sent:** Monday, February 01, 2021 8:59 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Rachel.Tanner@sfgov.org  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; goldengate.library.neighbors@gmail.com  
**Subject:** Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commissioners:

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition.

The Golden Gate Valley Library is a San Francisco architectural treasure, and it should not be impacted by an over-sided expansion that benefits so few, but will permanently alter the experience of many library users, the work spaces of the library staff and the solar panels that offset the cost of library operations. Private projects should not come to fruition at the detriment of public places and spaces.

The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only available for public review one week prior to this hearing. The information in this report is worth a longer review period than provided. Thus, a continuance of the Discretionary Review hearing is requested.

If you must conduct the hearing today, then please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you for your consideration

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Monday, February 01, 2021 8:52:08 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** maureen@ddmhw.com <maureen@ddmhw.com>  
**Sent:** Sunday, January 31, 2021 6:34 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commission:

I am a SF resident, homeowner and neighbor who frequents the Golden Gate Valley Branch of the SFPL, appreciates the character it lends to our city and want our next generations to have the same bright, safe and enlightening experiences I had in libraries growing up. My family are users and supporters of this library and we value that such an historical architectural gem is located in our neighborhood.

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size and volume of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

I would like to emphasize that I am not trying to block or kill the renovation at 2651-2653 Octavia Street. I would hope that both the Project Sponsor and Planning would recognize the importance of this historic public resource and make modifications to the plans. I **respectfully ask that the Commission require the project sponsors to explore an alternative plan, one that doesn't negatively impact the Golden Gate Valley Branch of the San Francisco Public Library and the immediate neighborhood in any way.**

The Golden Gate Valley Library is a San Francisco cultural and architectural treasure, and

it should not be impacted by an expansion that only benefits its owners/developers, but will permanently alter the experience of library users, the workspaces of the library staff and the solar panels that offset the cost of library operations. **Private projects should not come to fruition at the detriment of public assets and historic spaces.**

### **Background**

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well as improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of \$8.5 million as well as significant private contributions by residents in the neighborhood.

The building has new south facing high performance windows controlling solar heat exchange and a new photovoltaic system on the south facing roof providing 25% of the library's energy needs. **The proposed additions to 2651-2653 Octavia would block light from the South, undermining light into the main reading room of the building, rendering the solar panels and windows much less effective. The grand scale of the library's interior was designed with windows on all sides, clearly intending to maximize light into the main reading room.**

The current 2651-2653 Octavia Street building already blocks natural light in the south-facing windows. **Additional blockage of natural light to these windows further alters the character and experience of the interior space, permanently and to the detriment of users.**

**We should think very carefully before we allow a size and volume expansion of a neighboring private residence building to have a negative impact on a treasured, historic PUBLIC space. This library is one of San Francisco's cultural, architectural and historic gems.**

In addition to the reduction of natural light to the library's windows and solar panels:

- The expansion of the building at 2651-2653 Octavia Street will result in an **over-scaled addition in a row of existing older residences and will loom over an historic public library.** This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: "these buildings respect the topography of the surrounding area by stepping down to the street" and "the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings."
- The proposed project **does not add any density** to the neighborhood. Instead, it retains the existing two units while dramatically increasing the square footage of each.
- The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only made available for public review **one week** prior to this hearing. The scope and detail of the information in this report merits a much longer review period than provided. **Thus, a continuance of the Discretionary Review hearing is requested.**

If you must conduct the hearing on February 4, 2021, then **please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns,** and ensure the architectural quality of the Landmark-eligible Golden

Gate Valley Library and the Octavia Street streetscape are preserved.  
Thank you for your consideration.

Respectfully,

Maureen Holt  
1793 Green Street  
San Francisco, CA 94123

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No Monstrosity on Irving Street/不要龐然大物闖入安榮街  
**Date:** Monday, February 01, 2021 8:50:07 AM  
**Attachments:** [No Monstrosity on Irving Street不要龐然大物闖入安榮街.msg](#)  
[No Monstrosity on Irving Street不要龐然大物闖入安榮街.msg](#)  
[No Monstrosity on Irving Street不要龐然大物闖入安榮街.msg](#)

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### Commission Affairs

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

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**From:** Amy Chen <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>  
**Sent:** Friday, January 29, 2021 11:10 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** No Monstrosity on Irving Street/不要龐然大物闖入安榮街

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

Commissioner Affairs,

Dear Planning Commissioners/規劃委員好,

We welcome friendly and affordable housing that can be beneficial to families of the Sunset District, but we oppose the monstrosity located at 2550 Irving St because/我們歡迎提供給日落區家庭的可負擔住房, 但反對這座龐然大物, 因為:

1. Lack transparency/缺乏透明 - the developer didn't notify the neighbors of the planned constructions. It was leaked out. They also withheld information on funding source, construction design or the target tenants. This is NOT what we expect of a good neighbor.
2. Inappropriate location/地點不妥 - the 7-story building with 100 units would be oversized for the busy Irving corridor.
3. Parking/停車問題 – the proposed project only provides 11 parking spaces for up to 300 residents.
4. Not done enough for Sunset residents/對日落區居民做得不夠 - Only 40% of the units will

be prioritized for Sunset residents. We need 100% of the project to be allocated to low/moderate income families in Sunset because many of us are underhoused.

5. Not done enough for Sunset families/對日落區家庭做得不夠 - Sunset is 70% families. This project should be 100% for families and only create 2- to 3-bedroom units.

6. Interrupt neighborhood presence/衝擊街區面貌 - This proposed building is 4 times larger than the apartments in the area and is a monstrosity in the Sunset.

7. This monstrosity will impact the dynamics and culture of the community/衝擊街區文化。

8. Congested neighborhood/擠塞的社區 – there is another 135 affordable units on 43/Irving. Together these projects will bring 700 additional people to this neighborhood all at once.

9. Gentrification/不可負擔 - This project will make housing unaffordable for the neighboring area, and tighten the demand of schools, post office, shops and businesses, making everything more expensive.

10. Public transportation/公共交通 – overcrowding will make it harder for seniors, children and families to timely access buses, carpools and bike lanes.

11. No benefits for existing residents/本區居民繳高稅卻沒有得益 – current Sunset residents pay heavy property taxes. The neighboring homes will endure all impacts but receive no incentives.

We welcome affordable housing projects that are well designed for the Sunset families, but this monstrosity will not be a good fit. Please turn this project down./請拒絕這個龐然大物。

Amy Chen

[amy080chen@gmail.com](mailto:amy080chen@gmail.com)

16th & Irving

San Francisco, California 94122

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No Monstrosity on Irving Street/不要龐然大物闖入安榮街  
**Date:** Monday, February 01, 2021 8:32:24 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Amy Chan <info@sg.actionnetwork.org>  
**Reply-To:** "sfsunsetalliance@gmail.com" <sfsunsetalliance@gmail.com>  
**Date:** Friday, January 29, 2021 at 11:46 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** No Monstrosity on Irving Street/不要龐然大物闖入安榮街

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Jonas Ionin,

Dear Planning Commissioners/規劃委員好,

We welcome friendly and affordable housing that can be beneficial to families of the Sunset District, but we oppose the monstrosity located at 2550 Irving St because/我們歡迎提供給日落區家庭的可負擔住房, 但反對這座龐然大物, 因為:

1. Lack transparency/缺乏透明 - the developer didn't notify the neighbors of the planned constructions. It was leaked out. They also withheld information on funding source, construction design or the target tenants. This is NOT what we expect of a good neighbor.
2. Inappropriate location/地點不妥 - the 7-story building with 100 units would be oversized for the busy Irving corridor.
3. Parking/停車問題 – the proposed project only provides 11 parking spaces for up to 300 residents.
4. Not done enough for Sunset residents/對日落區居民做得不夠 - Only 40% of the units will be prioritized for Sunset residents. We need 100% of the project to be allocated to low/moderate income families in Sunset because many of us are underhoused.
5. Not done enough for Sunset families/對日落區家庭做得不夠 - Sunset is 70% families. This project should be 100% for families and only create 2- to 3-bedroom units.



6. Interrupt neighborhood presence/衝擊街區面貌 - This proposed building is 4 times larger than the apartments in the area and is a monstrosity in the Sunset.
7. This monstrosity will impact the dynamics and culture of the community/衝擊街區文化。
8. Congested neighborhood/擠塞的社區 – there is another 135 affordable units on 43/Irving. Together these projects will bring 700 additional people to this neighborhood all at once.
9. Gentrification/不可負擔 - This project will make housing unaffordable for the neighboring area, and tighten the demand of schools, post office, shops and businesses, making everything more expensive.
10. Public transportation/公共交通 – overcrowding will make it harder for seniors, children and families to timely access buses, carpools and bike lanes.
11. No benefits for existing residents/本區居民繳高稅卻沒有得益 – current Sunset residents pay heavy property taxes. The neighboring homes will endure all impacts but receive no incentives.

We welcome affordable housing projects that are well designed for the Sunset families, but this monstrosity will not be a good fit. Please turn this project down./請拒絕這個龐然大物。

Amy Chan  
sfsunsetalliance@gmail.com  
945 Taraval Street  
San Francisco, California 94116

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No Monstrosity on Irving Street/不要龐然大物闖入安榮街  
**Date:** Monday, February 01, 2021 8:32:15 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Sam Liang <info@sg.actionnetwork.org>  
**Reply-To:** "samzkliang@gmail.com" <samzkliang@gmail.com>  
**Date:** Saturday, January 30, 2021 at 12:29 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** No Monstrosity on Irving Street/不要龐然大物闖入安榮街

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Jonas Ionin,

Dear Planning Commissioners/規劃委員好,

We welcome friendly and affordable housing that can be beneficial to families of the Sunset District, but we oppose the monstrosity located at 2550 Irving St because/我們歡迎提供給日落區家庭的可負擔住房, 但反對這座龐然大物, 因為:

1. Lack transparency/缺乏透明 - the developer didn't notify the neighbors of the planned constructions. It was leaked out. They also withheld information on funding source, construction design or the target tenants. This is NOT what we expect of a good neighbor.
2. Inappropriate location/地點不妥 - the 7-story building with 100 units would be oversized for the busy Irving corridor.
3. Parking/停車問題 – the proposed project only provides 11 parking spaces for up to 300 residents.
4. Not done enough for Sunset residents/對日落區居民做得不夠 - Only 40% of the units will be prioritized for Sunset residents. We need 100% of the project to be allocated to low/moderate income families in Sunset because many of us are underhoused.
5. Not done enough for Sunset families/對日落區家庭做得不夠 - Sunset is 70% families. This project should be 100% for families and only create 2- to 3-bedroom units.

6. Interrupt neighborhood presence/衝擊街區面貌 - This proposed building is 4 times larger than the apartments in the area and is a monstrosity in the Sunset.
7. This monstrosity will impact the dynamics and culture of the community/衝擊街區文化。
8. Congested neighborhood/擠塞的社區 – there is another 135 affordable units on 43/Irving. Together these projects will bring 700 additional people to this neighborhood all at once.
9. Gentrification/不可負擔 - This project will make housing unaffordable for the neighboring area, and tighten the demand of schools, post office, shops and businesses, making everything more expensive.
10. Public transportation/公共交通 – overcrowding will make it harder for seniors, children and families to timely access buses, carpools and bike lanes.
11. No benefits for existing residents/本區居民繳高稅卻沒有得益 – current Sunset residents pay heavy property taxes. The neighboring homes will endure all impacts but receive no incentives.

We welcome affordable housing projects that are well designed for the Sunset families, but this monstrosity will not be a good fit. Please turn this project down./請拒絕這個龐然大物。

Sam Liang  
samzkliang@gmail.com  
1350 24th Ave  
San Francisco , California 94122

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No Monstrosity on Irving Street/不要龐然大物闖入安榮街  
**Date:** Monday, February 01, 2021 8:32:05 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Man-chung Lam <info@sg.actionnetwork.org>  
**Reply-To:** "manlam168@gmail.com" <manlam168@gmail.com>  
**Date:** Saturday, January 30, 2021 at 12:33 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** No Monstrosity on Irving Street/不要龐然大物闖入安榮街

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Jonas Ionin,

Dear Planning Commissioners/規劃委員好,

We welcome friendly and affordable housing that can be beneficial to families of the Sunset District, but we oppose the monstrosity located at 2550 Irving St because/我們歡迎提供給日落區家庭的可負擔住房, 但反對這座龐然大物, 因為:

1. Lack transparency/缺乏透明 - the developer didn't notify the neighbors of the planned constructions. It was leaked out. They also withheld information on funding source, construction design or the target tenants. This is NOT what we expect of a good neighbor.
2. Inappropriate location/地點不妥 - the 7-story building with 100 units would be oversized for the busy Irving corridor.
3. Parking/停車問題 – the proposed project only provides 11 parking spaces for up to 300 residents.
4. Not done enough for Sunset residents/對日落區居民做得不夠 - Only 40% of the units will be prioritized for Sunset residents. We need 100% of the project to be allocated to low/moderate income families in Sunset because many of us are underhoused.
5. Not done enough for Sunset families/對日落區家庭做得不夠 - Sunset is 70% families. This project should be 100% for families and only create 2- to 3-bedroom units.

6. Interrupt neighborhood presence/衝擊街區面貌 - This proposed building is 4 times larger than the apartments in the area and is a monstrosity in the Sunset.
7. This monstrosity will impact the dynamics and culture of the community/衝擊街區文化。
8. Congested neighborhood/擠塞的社區 – there is another 135 affordable units on 43/Irving. Together these projects will bring 700 additional people to this neighborhood all at once.
9. Gentrification/不可負擔 - This project will make housing unaffordable for the neighboring area, and tighten the demand of schools, post office, shops and businesses, making everything more expensive.
10. Public transportation/公共交通 – overcrowding will make it harder for seniors, children and families to timely access buses, carpools and bike lanes.
11. No benefits for existing residents/本區居民繳高稅卻沒有得益 – current Sunset residents pay heavy property taxes. The neighboring homes will endure all impacts but receive no incentives.

We welcome affordable housing projects that are well designed for the Sunset families, but this monstrosity will not be a good fit. Please turn this project down./請拒絕這個龐然大物。

Man-chung Lam  
manlam168@gmail.com  
1770 39th Ave  
San Francisco, California 94122,USA

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV  
**Date:** Monday, February 01, 2021 8:31:10 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "maureen@ddmhw.com" <maureen@ddmhw.com>  
**Date:** Sunday, January 31, 2021 at 6:03 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "rachael.turner@sfgov.org" <rachael.turner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "commission.secretary@sfgov.org" <commission.secretary@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Herzstein, Daniel (BOS)" <daniel.herzstein@sfgov.org>, "goldengate.library.neighbors@gmail.com" <goldengate.library.neighbors@gmail.com>  
**Subject:** Re: 2651-2653 Octavia Street; Block 0553 Lot 002; Permit Number 201808036405; Case No. 2018-011022ENV

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

Dear Planning Commissioners:

I am a SF resident, homeowner and neighbor who frequents the Golden Gate Valley Branch of the SFPL, appreciates the character it lends to our city and want our next generations to have the same bright, safe and enlightening experiences I had in libraries growing up. My family are users and supporters of this library and we value that such an historical architectural gem is located in our neighborhood.

Please accept the Discretionary Review for 2651-2653 Octavia and encourage the project sponsor to reduce the height, bulk, and scale of their proposed addition. I object to the size and volume of the proposed addition which is adjacent to the historic Golden Gate Valley Branch Library, a City of San Francisco asset, and a known historic resource per the California Environmental Quality Act (CEQA). The expansion as proposed at 2651-2653 Octavia Street will result in an over-scaled addition in a row of existing older residences and will loom over an historic library. It should be reduced.

I would like to emphasize that I am not trying to block or kill the renovation at 2651-2653

Octavia Street. I would hope that both the Project Sponsor and Planning would recognize the importance of this historic public resource and make modifications to the plans. I **respectfully ask that the Commission require the project sponsors to explore an alternative plan, one that doesn't negatively impact the Golden Gate Valley Branch of the San Francisco Public Library and the immediate neighborhood in any way.**

The Golden Gate Valley Library is a San Francisco cultural and architectural treasure, and it should not be impacted by an expansion that only benefits its owners/developers, but will permanently alter the experience of library users, the workspaces of the library staff and the solar panels that offset the cost of library operations. **Private projects should not come to fruition at the detriment of public assets and historic spaces.**

### **Background**

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well as improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of \$8.5 million as well as significant private contributions by residents in the neighborhood.

The building has new south facing high performance windows controlling solar heat exchange and a new photovoltaic system on the south facing roof providing 25% of the library's energy needs. **The proposed additions to 2651-2653 Octavia would block light from the South, undermining light into the main reading room of the building, rendering the solar panels and windows much less effective. The grand scale of the library's interior was designed with windows on all sides, clearly intending to maximize light into the main reading room.**

The current 2651-2653 Octavia Street building already blocks natural light in the south-facing windows. **Additional blockage of natural light to these windows further alters the character and experience of the interior space, permanently and to the detriment of users.**

**We should think very carefully before we allow a size and volume expansion of a neighboring private residence building to have a negative impact on a treasured, historic PUBLIC space. This library is one of San Francisco's cultural, architectural and historic gems.**

In addition to the reduction of natural light to the library's windows and solar panels:

- The expansion of the building at 2651-2653 Octavia Street will result in an **over-scaled addition in a row of existing older residences and will loom over an historic public library.** This block of Octavia Street has a series of houses that step up the hill. The proposed project will depart from that tradition imposing a taller roof structure at a downhill location, disrupting the rhythm of the streetscape. This point is exemplified in the *City of San Francisco Residential Guidelines* (December 2013) on the illustrations and captions provided on pages 11 and 12: "these buildings respect the topography of the surrounding area by stepping down to the street" and "the proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings."
- The proposed project **does not add any density** to the neighborhood. Instead, it retains the existing two units while dramatically increasing the square footage of each.
- The Planning Department has provided a Daylight Impact Analysis, which is dated December 13, 2020, but it was only made available for public review **one week** prior to this

hearing. The scope and detail of the information in this report merits a much longer review period than provided. **Thus, a continuance of the Discretionary Review hearing is requested.**

If you must conduct the hearing on February 4, 2021, then **please accept the Discretionary Review, encourage the applicant to redesign the expansion to address the above concerns**, and ensure the architectural quality of the Landmark-eligible Golden Gate Valley Library and the Octavia Street streetscape are preserved.

Thank you for your consideration.

Respectfully,

Maureen Holt  
1793 Green Street  
San Francisco, CA 94123



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for February 4, 2021  
**Date:** Friday, January 29, 2021 3:01:40 PM  
**Attachments:** [20210204\\_cal.docx](#)  
[20210204\\_cal.pdf](#)  
[CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20210204.xlsx](#)

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Commissioners,  
Attached are your Calendars for February 4, 2021.

Enjoy the weekend,

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES EXPANDED MENTAL HEALTH SUPPORT FOR SAN FRANCISCO STUDENTS  
**Date:** Friday, January 29, 2021 12:13:54 PM  
**Attachments:** [01.29.21 Mental Health for Students.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, January 29, 2021 at 12:11 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES EXPANDED MENTAL HEALTH SUPPORT FOR SAN FRANCISCO STUDENTS

**FOR IMMEDIATE RELEASE:**

Friday, January 29, 2021

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANDED  
MENTAL HEALTH SUPPORT FOR SAN FRANCISCO  
STUDENTS**

*City-funded Mobile Response Team, a program to provide children and youth with mental health services, will expand to help San Francisco Unified School District students and their families*

**San Francisco, CA** — Mayor London N. Breed today announced San Francisco is providing new mental health resources for San Francisco Unified School District students and their families who need behavioral health crisis support. The City is expanding the Mobile Response Team (MRT), which provides personalized mental health and wellness services for children and youth who are referred to the program, including in-person interventions during the pandemic. SFUSD students are now eligible for services from the Mobile Response Team, and additional staff and behavioral health clinicians will enable the program to serve approximately 80 additional students and families.

The expansion of the Mobile Response Team bolsters the School District's ongoing efforts to help students cope with complex issues such as stress, trauma, suicide, bullying, depression, self-esteem, drug and alcohol use, sexual health, and relationships. The Mobile Response Team, operated by Seneca Family of Agencies, provides a non-police, age-appropriate response for children and youth experiencing behavioral health crises or in need of preventative care. When a child or youth is referred to the program, the MRT staff respond

with a range of services, including crisis prevention, counseling, help developing short- and medium-term care plans, helping the family find long-term services, and coordinating the young person's mental health care.

"For all of us, this has been a hard year on our mental health. But for young people who were already dealing with a lot of stress and mental health challenges before the pandemic, this year has been especially challenging," said Mayor Breed. "Students have been without the support systems that they normally get at school, and while there have been mental health resources available online, we know that some situations require an in-person response. With this expansion, the School District now has another tool at their disposal to help students and their families, and the City stands ready to help however we can to safely reopen our schools to provide the education that our students deserve."

Due to COVID-19, many SFUSD students have been unable to access in-person counseling and behavioral health services that are normally available at school. Since schools shifted to distance learning in March, the School District has transitioned many services to virtual formats, including social worker office hours and online meetings. SFUSD has made 118,000 wellness check calls since last spring. Of those families reached 77% of families shared they were doing "pretty good" or "great," but about one in four families were not. The expansion of the Mobile Response Team will help the District reach students and families who would benefit from in-person mental health support.

"The City's partnership with SF Unified School District is critical in ensuring the stability of our students and families during this time of crisis," said Supervisor Myrna Melgar. "This is a clear example of what can be achieved when we work collaboratively to center the well-being of children in our response. I commend the providers who are adapting to this pandemic and hope that with this additional resource they will be better equipped to provide the early intervention needed for young people on a path to healing and recovery."

"Even with innovative distance learning measures in place, the COVID-19 school closures have had an undeniably adverse impact on K-12 learning and student well-being, especially among low-income students and students of color who are experiencing increased rates of anxiety, depression, and other serious health conditions," said Supervisor Hillary Ronen. "It is critical that the City bolster its partnerships with SFUSD to ramp up the availability of emergency supports like Mobile Response Teams to help students and families navigate the challenging experience of distance learning."

MRT's services are available based on a referral system and in coordination with existing behavioral health programs, such as City's Comprehensive Crisis Services (CCS) program, the Department of Public Health's Family Mosaic Program or clinics, Edgewood's youth Crisis Stabilization Unit (CSU), or a primary care setting. With the expansion of the program, SFUSD social workers are now able to request assistance from MRT's staff and trained behavioral health clinicians.

"The adults who work in our schools are often the first people children and youth turn to when they are in need of mental health services," said SFUSD Superintendent Dr. Vincent Matthews. "Through school-based mental health and supportive services like case management and in-person services like MRT, we have a continuum of care available to students. We want to ensure they get the support they need when they most need it."

"We know that trauma-informed, early and sustained intervention is key to stabilizing children

and youth in crisis,” said Dr. Grant Colfax, Director of Health. “The San Francisco Department of Public Health has partnered with Seneca’s mobile response team for over a year, both referring clients and receiving referrals from the team for longer-term care and support. We look forward to our continued partnership as the team expands to serve more SFUSD students and families.”

The MRT provides initial assessment and crisis counseling via phone and if necessary, will meet youth and families in-person to non-lethal situations situation where the parent, guardian, school staff, or community health provider is unable to meet youth’s needs. The MRT then assess for safety risks and determines if linkage to a higher acuity care setting or emergency department is needed. The MRT stays involved in a family’s life for up to 60 days, collaborating on safety plans, and coordinating linkage to longer-term psychotherapy and support services. After the initial 60 days, clients are able to be re-referred at any point as long as eligibility criteria is met.

“It is extraordinarily frightening for a child to experience a mental health crisis and also very frightening for their families,” said Ken Berrick, Founder and CEO of Seneca Family of Agencies. “Too often we are responding to these emergencies in a manner that is traumatizing. The expansion of MRT to SFUSD students will build a system where children and youth in crisis are met with understanding and clinical expertise.”

“As a parent and guardian of an SFUSD student, safety for all has been my priority and concern. As a 25-year public safety crisis responder, sadly I have had to witness the aftermath of tragedy with our communities and their families. As a native of San Francisco, I want to be assured that our youth receive the utmost respect of care with equitable services and resources,” said community advocate Gaynorann Siataga. “This opportunity shows that our city entities as the Mayor’s Office, SFUSD, and DPH have heard our voices and are working together for the betterment of our communities! My heart is elated to support and be part of this historical movement that can bring along an effective solution for our communities in hopes it may provide further and sound support to our families.”

San Francisco’s MRT program started in 2019, providing services to 192 families with children and youth involved in the child welfare services of the Human Services Agency or youth involved with San Francisco’s Juvenile Probation Department. This is part of Mayor Breed’s continued commitment to supporting mental health in schools. In 2019, Mayor Breed directed \$3.5 million in City funding over two years to provide trained staff to expand the School District’s Wellness Initiative and provide additional mental health services.

With the additional funding, the School District expanded mental health and wellness services by hiring one position social worker, counselor, wellness coach, or case manager at nine high-potential schools. These positions have continued providing virtual mental health and wellness services throughout the COVID-19 pandemic. These staff played critical roles in the District’s Student and Family Wellness Check-ins, where families have been contacted multiple times since the start of distance learning. These staff then assist families in accessing necessary resources, which could include mental health or basic needs including food, clothing, or rent assistance.

Seneca Family of Agencies provides the services for the Mobile Response Team. Founded in 1985, Seneca provide preventative services, which can divert trauma-impacted young people from experiencing further loss, crisis, and disruption to their school, family, or foster care

placement. Seneca has provided mobile response services across all zip codes and regions in Contra Costa, Alameda, Monterey, and San Francisco counties. Over the past 20 years, Seneca has provided in-person mobile response services to more than 5,500 youth and families of diverse languages and ethnicities, in homes, schools, hospitals, and community locations.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Nickolopoulos, Sheila \(CPC\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** FW: Child care summary for planning commission  
**Date:** Friday, January 29, 2021 10:39:20 AM

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Commissioners,

Below is an outline on Child Care regulations in SF. Sheila was kind enough to put this together for you...

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

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**From:** "Nickolopoulos, Sheila (CPC)" <[sheila.nickolopoulos@sfgov.org](mailto:sheila.nickolopoulos@sfgov.org)>  
**Date:** Thursday, January 28, 2021 at 10:46 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** "Hicks, Bridget (CPC)" <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>  
**Subject:** Child care summary for planning commission

Hi Jonas,

Given the questions that came up last week from Commissioners about child care regulations in SF, this summary should be helpful. Could you please forward? Thank you.

Broadly speaking, there are four types of child care available to families with children between the ages of newborn to five: parents and relatives; nannies; licensed family child care (in-home care for up to 14 children); and child care facilities (facilities for 15 and more children). Family child care and child care facilities are licensed by the California Department of Social Services' Child Care Licensing Program. In addition to meeting State licensing requirements, child care facilities are subject to the Planning Code, Building Code, and Fire Code. For facilities licensed for 30 or more children, the Planning Department requires a pick-up and drop-off plan. *Licensed family child care is not subject to Planning regulation.*

In 2017, the Board approved Ordinance 0189-17, which exempted Child Care Facilities from neighborhood notification requirements; allowed residential development to use required residential open space to meet child care open space requirements during set daytime hours; and amended the Planning Code to make Child Care Facilities Principally Permitted in all zoning districts, except the following.

- PDR-1-B: Conditional Use
- PDR-1-G: Conditional Use
- PDR-2: Not Permitted
- M-1: Conditional Use

## M-2: Not Permitted

For Child Care Facilities, State Licensing requires a minimum of 35 square feet of usable indoor space and 75 square feet of outdoor space per child. At the State's discretion, these requirements may be adjusted.

San Francisco has a severe shortage of child care spots in family child care and facilities for all age levels between 0 and 5 years old, but the lack of facilities is particularly acute for infants. San Francisco offers far fewer child care spots than what are needed, creating a significant burden for families. The Office of Early Care and Education estimates that Covid has permanently closed 10% of child care operators.

### Infant/toddler spots in 2019

- 3,515 available licensed spaces
- 18,096 demand
- 19% demand met

From 2014 to 2019 infant/toddler level of service dropped from 37% to 19% due to residential and employment growth outpacing growth in licensed infant/toddler capacity.

### Preschool spots in 2019

- 18,971 available licensed spaces
- 21,540 demand
- 88% demand met

From 2014 to 2019 preschool level of service dropped from 99% to 88% due to residential and employment growth outpacing growth in licensed preschool capacity.

Thank you,  
Sheila

**Sheila Nickolopoulos, MPP, Senior Planner**  
**Land Use, Citywide Planning Division**

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the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).



**From:** [Koppel, Joel \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Re: Planning Pictorial  
**Date:** Thursday, January 28, 2021 12:07:55 PM

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Awesome!

Thx

-JK

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**From:** Jonas Ionin <jonas.ionin@sfgov.org>  
**Date:** Thursday, January 28, 2021 at 9:31 AM  
**Cc:** "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** Planning Pictorial

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**  
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