

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 321 Florida Street Project Case Number 2018-016808PPA/ENX.  
**Date:** Thursday, February 18, 2021 10:31:56 AM  
**Attachments:** [321 Florida Project Letter to the City.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:** Amir&Sandra Ben-Efraim <amirsandra@yahoo.com>  
**Sent:** Thursday, February 18, 2021 10:18 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@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>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>; cara.houser@dm-dev.com; Lcaudra@bergdavis.com; Ronen, Hillary <hillary.ronen@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Cc:** Michael Priddy <michael.priddy@hotmail.com>; Zrants GM <zrants@gmail.com>  
**Subject:** 321 Florida Street Project Case Number 2018-016808PPA/ENX.

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Dear Planning Commissioners and Staff:

Re: 321 Florida Street Project Case Number 2018-016808PPA/ENX.

I'm the owner of 1736 and 1738 Bryant St. I am concerned about the following items:

**1) Height of the building and impact on natural light on my property and solar panels**

- a) Originally was set to 7-stories and now it's requesting to be 9- stories. At 7 floors, the homes on Bryant St will dramatically experience reduced light in the

early afternoon which will cause hardship on existing gardens and provide shadow in the rooms facing the back of the 321 Florida building. B/c of the park and the trees on Bryant St, we already do not receive much direct light so we look forward to the natural light we receive from the back of our homes. Adding a 9-story building decreases the sunlight even more, by almost 2 hours less of natural light than the already agreed upon building of 7-stories. This is concerning.

b) Also, as a solar panel owner for my two properties who has spent so much money on the lease of these panels, I am saddened to know that we will lose a couple of hours of sun when a 7-story building is built and approx. 2 more less hours if a 9-story building is built. I believe the City should legally protect solar panel owners as the City encouraged residents to invest in sustainable options to protect our natural environment; solar panel investing is extremely expensive and only on the long term are we expected to see a return-on-investment, but how can we, if the City does not protect us? I am very concerned about the loss of natural light we will experience because of this building project.

## **2) Retaining wall between the proposed new building and our existing homes:**

a) my home was built on this location in 1903. In 2015-17, I spent a lot of money retrofitting my property and I want to make sure the retaining wall on all of the homes on Bryant St. remain safe and intact. I'd like to see a comprehensive structural and geotechnical engineering report, just like one I did and was required by the City to do when I remodeled my property.

## **3) Privacy of my tenants:**

a) All of the four bedroom windows are on the back, these are large, expansive windows that bring much natural light. My tenants enjoy leaving the drapes open so they can receive natural light while they work remotely from their bedrooms. Having a 7-story building will decrease the natural light markedly and even more if a 9-story building is built.

b) In addition to the huge loss of natural light, I am concerned about window placement of the apartment units from 321 Florida St. project. Will residents of this project be able to directly look at my tenants? How will the residents on Bryant St. be protected from having strangers look into their bedrooms?

## **4) Street Parking availability**

a) This new building is proposing less than 1 parking spot for every 3 apartment units. This will cause residents of this new building to have to park on the street since most residents will not have an assigned parking spot in their building. Parking is already hard on this street. What is the City planning to do to provide



street parking to all of its neighborhood? Are there plans to build a residential parking lot for a nominal fee where local residents can park their cars safely? How does the City propose to manage parking as skyscraper apartment buildings are being built around the City? I believe every apartment building should include one parking spot for each unit owner while offering incentives for owners to use public transport, bicycles, etc. for local destinations.

Thank you for listening to my concerns and that of my neighbors.

Kindly,

Sandra Ben-Efraim

Owner of 1736 and 1738 Bryant St., SF.

PS. In case of formatting issues, I have attached a pdf of my letter.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Today's Hearing(s)  
**Date:** Thursday, February 18, 2021 10:23:54 AM

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Commissioners,

Please be reminded that we have a Closed Session starting at 11:30 am today. We will begin in WebEx, then migrate to MSTeams for the Closed portion.

Also, I am pleased to inform you that the Delano DR has been Withdrawn.

Finally, Florida is requesting a one week continuance.

See you all soon,

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR 1615-1617 Mason St  
**Date:** Thursday, February 18, 2021 10:06:37 AM  
**Attachments:** [Planning Com reply for hearing 21421.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:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Tuesday, February 16, 2021 at 3:19 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY  
<CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: DR 1615-1617 Mason St

please forward to commissioners. this just came in after the packets were published.

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

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

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**From:** Ansel Wettersten <awawd@mac.com>  
**Sent:** Tuesday, February 16, 2021 2:04 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** DR 1615-1617 Mason St

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Dear Mr Winslow

I wish to submit the attached file on behalf of my clients the Gulli Pardini Trust for the DR hearing on the 18th.

Yours

H. Ansel Wettersten

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Discretionary Review 1021 Valencia ST  
**Date:** Thursday, February 18, 2021 9:56:10 AM  
**Attachments:** [Support for Discretionary Review 1021 Valencia ST.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:** Harry Lau <harrylau10@gmail.com>  
**Date:** Wednesday, February 17, 2021 at 2:28 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>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "commissionssecretary@sfgov.org" <commissionssecretary@sfgov.org>  
**Subject:** Fwd: Support for Discretionary Review 1021 Valencia ST

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

From: **Harry Lau** <[harrylau10@gmail.com](mailto:harrylau10@gmail.com)>  
Date: Wed, Feb 17, 2021 at 1:51 PM  
Subject: Support for Discretionary Review 1021 Valencia ST  
To: Harry Lau <[harrylau10@gmail.com](mailto:harrylau10@gmail.com)>  
Hi Mr President Koppel and Commissioners  
Please see the attach files for the support for Siscretionary Review 1021 Valencia ST. Plan Case NO: 2017-0137728PRJ

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES ANNUAL BRIDGE TO EXCELLENCE SCHOLARSHIP PROGRAM  
**Date:** Thursday, February 18, 2021 8:41:31 AM  
**Attachments:** [02.17.21 Bridge to Excellence.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 17, 2021 at 12:06 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES ANNUAL BRIDGE TO EXCELLENCE SCHOLARSHIP PROGRAM

**FOR IMMEDIATE RELEASE:**  
Wednesday, February 17, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED LAUNCHES ANNUAL BRIDGE TO EXCELLENCE SCHOLARSHIP PROGRAM**

*Mayor Breed's Bridge to Excellence Scholarship Program will provide scholarship awards to graduating high school seniors from low-income backgrounds to overcome financial barriers to attending college*

**San Francisco, CA** — Mayor London N. Breed today announced this year's Bridge to Excellence Scholarship Program is now accepting applications. The Bridge to Excellence program will provide scholarships to highly-motivated graduating high school seniors from low-income and under-resourced communities in order to help overcome financial barriers they face to attend college.

The Bridge to Excellence Scholarship Program will provide students from San Francisco public high schools with \$2,500 each in scholarship awards. This is the third year of Mayor Breed's Bridge to Excellence Scholarship. Last year, the Bridge to Excellence program provided 14 students with scholarships. Funding for the scholarship comes from the generous sponsorship of business and philanthropic partners.

“I understand firsthand the challenges our students face when pursuing a higher education, especially when they are the first in their family to go to college,” said Mayor London Breed. “We know that if we give students the support and resources to succeed, they go on to do great things. Our Bridge to Excellence Program eases the financial burden that comes with going to college and helps students cover some of their expenses so they can focus on their education and realize their own potential.”

To be eligible for the scholarship, applicants must be a San Francisco Unified School District high school senior graduating in spring 2021 with a minimum cumulative GPA of 3.20. Applicants must demonstrate a significant financial need and be the first in their family to attend a four-year college.

The application window will be open until Wednesday, March 31<sup>st</sup>, 2021. The Mayor’s Office will review all qualified candidates and notify recipients by the end of April. Interested students can apply at: [sfmayor.org/bridgetoexcellence](https://sfmayor.org/bridgetoexcellence).

###



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Agenda Item # 13b - 1021 Valencia Street – Case No. 2017-013728PRJ - DR Requestors' Response to Project Sponsor's Submission  
**Date:** Thursday, February 18, 2021 8:16:39 AM  
**Attachments:** [Response to Project Sponsor submission 2.17.21.pdf](#)  
[B - Letters of Support for DR - 1021 Valencia Street.pdf](#)  
[A - Shading and Daylight Impact Analysis.pdf](#)

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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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**From:** Ryan Patterson <[ryan@zfplaw.com](mailto:ryan@zfplaw.com)>  
**Sent:** Wednesday, February 17, 2021 7:17 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>  
**Cc:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Maddy Zacks <[maddy@zfplaw.com](mailto:maddy@zfplaw.com)>; Chandni Mistry <[chandni@zfplaw.com](mailto:chandni@zfplaw.com)>  
**Subject:** Agenda Item # 13b - 1021 Valencia Street – Case No. 2017-013728PRJ - DR Requestors' Response to Project Sponsor's Submission

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Dear Commissioners:

Attached, please find the [DR Requestors' response](#) to the Project Sponsors' recent submission. Also attached are a [shadow study](#) showing severe impacts, as well as [nine letters of support](#) for DR from nearby neighbors.

Thank you for your consideration,

Ryan J. Patterson  
Zacks, Freedman & Patterson, PC

235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
Email: [ryan@zfplaw.com](mailto:ryan@zfplaw.com)  
[www.zfplaw.com](http://www.zfplaw.com)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1560 Folsom Street typical unit layouts  
**Date:** Thursday, February 18, 2021 8:16:16 AM  
**Attachments:** [2021-01-19 1560 Folsom - Typical Floor Plan.pdf](#)  
[Draft Motion \(update\) \(ID 1198657\).docx](#)

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### Commission Affairs

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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:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Sent:** Wednesday, February 17, 2021 5:02 PM  
**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>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>  
**Subject:** RE: 1560 Folsom Street typical unit layouts

Hello Commissioners,

For tomorrow's hearing, you have an item at 1560 Folsom Street, Case No. 2018-014795ENX.

The Project Sponsor provided a typical unit layout floor plan, which I sent previously and reattached to this email for your convenience.

Additionally, we have an amended motion for approval for the item, which is also attached with changes in track changes. The three modifications in the updated motion are:

1. An additional Condition of Approval mandating a minimum sill height of 18" for the ground floor retail spaces fronting Folsom Street. This item was a design modification that the Project Sponsor agreed to implement at the request of neighborhood groups.
2. An additional Condition of Approval related to the regulatory agreement that will govern the use of the below-market-rate dwelling units which establish the eligibility for the density bonus. This requirement is established in the Planning Code, and inclusion is technical in nature and does not change any requirement for the Project.
3. An additional clarification on the level of affordability required for inclusionary dwelling

units used for eligibility for the State Density Bonus request.

I will note these edits in my presentation tomorrow, and I am available for any questions you may have.

**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:** Christensen, Michael (CPC)

**Sent:** Tuesday, February 2, 2021 11:13 AM

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

**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto: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:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1015B & 1013B senior tenants enjoy in their sunny balcony  
**Date:** Wednesday, February 17, 2021 3:20:50 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:** Harry Lau <harrylau10@gmail.com>  
**Sent:** Wednesday, February 17, 2021 2:36 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; commissionssecretary@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Fwd: 1015B & 1013B senior tenants enjoy in their sunny balcony

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From: **Harry Lau** <[harrylau10@gmail.com](mailto:harrylau10@gmail.com)>  
Date: Wed, Feb 17, 2021 at 2:11 PM  
Subject: 1015B & 1013B senior tenants enjoy in their sunny balcony  
To: Harry Lau <[harrylau10@gmail.com](mailto:harrylau10@gmail.com)>

Dear Commissioners

Can you image when the 1021 Valencia ST build up, the tent ants will be no more sunshine and flowers.

Thank you

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Withdrawl of Opposition to 2019-020938CUA (1 Montgomery Street)  
**Date:** Wednesday, February 17, 2021 2:13:24 PM  
**Attachments:** [Outlook-cid\\_image0.png](#)  
[SF-Heritage-2019-020938CUA.pdf](#)

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### Commission Affairs

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**From:** Woody LaBounty <[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)>  
**Sent:** Wednesday, February 17, 2021 1:41 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; 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:** Carolyn Kiernat <[kiernat@page-turnbull.com](mailto:kiernat@page-turnbull.com)>; Chris Freise <[cfreise@redcodedevelopment.com](mailto:cfreise@redcodedevelopment.com)>  
**Subject:** Withdrawl of Opposition to 2019-020938CUA (1 Montgomery Street)

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February 17, 2021

Planning Commission  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: 2019-020938CUA (1 Montgomery Street)

Commissioners,

On December 15, 2020, San Francisco Heritage opposed the request for Conditional Use

Authorization to convert the use of 1 Montgomery Street to office space, and asked the Planning Commission to deny the application.

As a result of productive negotiations and concessions by the sponsor, Heritage now withdraws its December letter of opposition.

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



*Woody LaBounty*

*Interim CEO & President*

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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:** 1776 Green - Original Hearing  
**Date:** Wednesday, February 17, 2021 2:10:10 PM

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Commissioners,

Many of you were not seated when 1776 Green was originally heard in 2019. The link below will take you to that hearing if you are so inclined.

There is **no requirement** that you view this original hearing as it was Continued Indefinitely, re-noticed, and will be considered as a new case.

[https://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=34461](https://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=34461)

**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:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project at 1776 Green Street  
**Date:** Wednesday, February 17, 2021 11:53:52 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:** jack fowler <jack.fowler@gmail.com>  
**Sent:** Wednesday, February 17, 2021 11:44 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>  
**Subject:** Project at 1776 Green Street

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

Dear Planning Commission,

I am writing to you in support of the project at 1776 Green Street. I live at the corner of Octavia/Green (2616 Octavia) with my wife and 2 year old child. The existing building and auto repair use have no short or long term benefit to the neighborhood. I believe more family focused residential is an optimal use for the building.

I am sympathetic to neighbors that may not want any additions to impact their views but in this case (a stark contrast to vanity roof decks at 2651 Octavia project) this is for the benefit of increasing housing supply to our community.

Thank you for your consideration and hope that you unanimously approve this project!

Regards,  
Jack Fowler

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Wednesday, February 17, 2021 11:52:30 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:** Samuel Deutsch <sam@alumni.usc.edu>  
**Sent:** Wednesday, February 17, 2021 11:14 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support homes at 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Samuel Deutsch

[sam@alumni.usc.edu](mailto:sam@alumni.usc.edu)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am writing in Support of the application of the 235 Clement Group, SFPC #2020-008388CUA  
**Date:** Wednesday, February 17, 2021 11:51:53 AM

---

**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:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Wednesday, February 17, 2021 10:42 AM  
**To:** Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** I am writing in Support of the application of the 235 Clement Group, SFPC #2020-008388CUA

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

My name is Bram Goodwin, Founder of the San Francisco Social Club. As consumer advocates, we encourage expansion of the San Francisco Retail Cannabis options available.

We support the 235 Clement St Cannabis Dispensary Project, item #10 on the February 18 agenda. We have worked with Drakari Donaldson, Duncan and the Mission Street Cannabis Company on various cannabis issues, found them very community oriented, an important part of the project to have equity applicants be owners of Cannabis Companies.

They have made an important contribution to cannabis retailing in opening the California Street Cannabis in Nob Hill. Not only have they been good retail neighbors, but have been one the leaders in making sure compassion was part of their retail Cannabis DNA.

Importantly, there are no Cannabis Retail Locations in the heart of the Richmond Shopping District, Clement Street. By approving this application, residents of this neighborhood would now be able to pick up Cannabis at the same time as shopping for other essential products on Clement St.

We want to be able to shop near our homes, not drive miles to other parts of the City to do our Cannabis Shopping.

California Street Cannabis Company, @calstreetcannaco, are important members of the SF Cannabis Community. They have contributed to its development. They are the type of merchants, with experience, to help the expansion of the SF Cannabis Retail footprint away from only Downtown to our various neighborhoods.

Finally, they are independent operators, based in San Francisco, not part of a big national chain, which is exactly the type of merchants we want in San Francisco.

We implore you to approve the 235 Clement Cannabis Retail Project.

Thank you.

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
415.505.3686  
twitter: @bramgoodwin  
linkedin: bramfoto

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Items 12a and 12b on the February 18th agenda, 321 Florida Street Project  
**Date:** Wednesday, February 17, 2021 10:32:14 AM  
**Attachments:** [321 Florida Draft5.docx](#)

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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:** zrants <zrants@gmail.com>  
**Sent:** Tuesday, February 16, 2021 5:52 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: Items 12a and 12b on the February 18th agenda, 321 Florida Street Project

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

February 16, 2021

Planning Commissioners and Staff:

Re: Items 12a and 12b on the February 18<sup>th</sup> agenda, 321 Florida Street Project Case Number 2018-016808PPA/ENX. Please reject this project as currently presented.

The report is flawed for the following reasons:

The Methodology for Counting Floors is Inconsistent

There appears to be an inconsistent methodology for counting floors between the 7-story project and the 9-story project upon which the density bonus project is based. If the method of story counting is inconsistent between the first and second proposal, it suggests that there may be other mistakes in the environmental document.

When we reviewed the section drawings in the following documents the inconsistency in

floor counts was obvious.

The Project Application Base Density study Rev. 03, January 10, 2020 section drawings pg. 4 shows 6-stories above grade, and a basement below. First story is indicated as 17' high. (Exhibit A)

Planning Commission Hearing document dated January 29, 2021, section drawing on pg 20, shows a maximum of 9 stories above grade with a basement including a car stacker below. (Exhibit B)

This indicates that 3 stories were added above grade, not 2. We do not believe the bonus housing program allows more than 2 additional stories. Adding 2 stories would bring the total to 8 above grade, not 9.

No matter how you count this, there are three additional levels added to the building not two. We request that this matter be cleared up before the project is approved.

#### Geotechnical Report is Mandatory:

There is a retaining wall on the property line between 321 Florida St and the 1700 block of Bryant St. The residences of Bryant St are on the top side and Florida St on the ground level. The wall is about 25 feet in height and we can date it back to the 1930s, if not earlier.

This retaining wall must remain safe and intact, since damage to this wall would endanger both the homes that are on a hill above the site as well as this development.

Neighbors have requested a structural and geotechnical report regarding this matter, but so far there has not been an adequate response to this request.

A comprehensive structural and geotechnical engineering report must be prepared detailing the steps necessary to ensure the integrity of the retaining wall before this project is approved. The report must show the current condition of the wall, as well as detail how the wall will be maintained before, during and after construction. The City, the developer and the impacted homeowners must all be in agreement to assure that the retaining wall is not endangered by the project.

A geotechnical report was included in the Planning Department documents for the 7-story project at 2435 16th Street next door to this project. It is only appropriate that a similar report is prepared for the much larger excavation and construction project at 321 Florida Street.

#### Non-Housing Uses Should Not Be Included In the Project:

We question the inclusion of non-housing uses in projects that apply for the housing bonus density program, as we have done recently on other sites in the neighborhood. We



are especially concerned when those uses compete with nearby businesses that are struggling to survive.

The new 9 story plan includes a gym and recreational lobby. Our community has raised questions about including non-housing uses in bonus housing projects and we would like to raise that issue here again.

On a purely economic basis how “smart” is it for the city to allow, or encourage on-site amenities such as gyms and social indoor social gathering sites that compete with legitimate struggling businesses nearby. In this case we have one or more gyms, (I am not sure which gyms are still in business now), within a block of block of the project. Should an in-house gym be allowed to compete with those?

#### Shadow Study Must Include the Impact on Adjoining Solar Systems:

There is one issue we will raise regarding the shadow study. There were 9,132 residential solar systems in SF as of October 2020 per [californiadgstats.ca.gov](http://californiadgstats.ca.gov) who should be concerned about the efficacy of their solar investments.

There is a solar system owner on this block. Her system was not included in the shadow study as were none of the non-park properties. There is a serious lack of legal protection for solar systems in San Francisco once they are installed, even though state law allows local governments to determine when and how to protect existing solar systems from the shadow of future buildings, San Francisco has not yet taken the time or effort to do anything about it. Los Angeles, Santa Cruz, Petaluma, Marin County, and other communities around the state have done a lot more to protect alternative energy alternatives than San Francisco.

It is interesting to note that 321 Florida will include some solar panels that will shadow the neighbor’s panels. It will be interesting to see how long the 321 panels are not overshadowed by the next big development coming along. Think of solar panels like a view. You can pay for them, but, there is no guarantee you can rely on them to remain useful unless people take action and demand a change.

#### Conclusion:

We note some of the conditions of approval of this report include some items that the public may want to be involved in, such as the outer appearance and choice of materials used. If the public is allowed to have input in this discussion, please let us know and keep us informed as this aspect of the project unfolds as we don’t appreciate the current plan.

Thank you for consideration of these Issues. We look forward to working with you to resolve these matters.

Sincerely,

Mari Eliza,

with East Mission Improvement Association, and Coalition for San Francisco Neighbors,  
Land Use and Transportation Chair

But I am speaking as a concerned neighbor.

*Word document with Exhibits attached.*

**From:** [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR 1615-1617 Mason St  
**Date:** Wednesday, February 17, 2021 10:08:35 AM  
**Attachments:** [Planning Com reply for hearing 21421.pdf](#)

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Commissioners,

Please see the email below.

**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:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Sent:** Tuesday, February 16, 2021 3:20 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: DR 1615-1617 Mason St

please forward to commissioners. this just came in after the packets were published.

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

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

---

**From:** Ansel Wettersten <[awawd@mac.com](mailto:awawd@mac.com)>  
**Sent:** Tuesday, February 16, 2021 2:04 PM  
**To:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** DR 1615-1617 Mason St

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

Dear Mr Winslow

I wish to submit the attached file on behalf of my clients the Gulli Pardini Trust for the DR hearing on the 18th.

Yours

H. Ansel Wettersten

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$27 MILLION FOR CITY'S DOWNPAYMENT ASSISTANCE LOAN PROGRAM  
**Date:** Wednesday, February 17, 2021 9:51:22 AM  
**Attachments:** [02.17.21 Downpayment Assistance Loan Program.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 17, 2021 at 8:56 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$27 MILLION FOR CITY'S DOWNPAYMENT ASSISTANCE LOAN PROGRAM

**FOR IMMEDIATE RELEASE:**

Wednesday, February 17, 2021

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

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

**MAYOR LONDON BREED ANNOUNCES \$27 MILLION FOR CITY'S DOWNPAYMENT ASSISTANCE LOAN PROGRAM**

*Funding will be available to low- and middle-income teachers, first responders, families and individuals to purchase their first home in San Francisco*

**San Francisco, CA** — Mayor London N. Breed today announced the Mayor's Office of Housing and Community Development (MOHCD) is issuing a new round of Downpayment Assistance Loan Program (DALP) funds for first-time homeownership opportunities. This year's DALP program will distribute over \$27 million to up to 80 households and is part of the Mayor's efforts to make San Francisco a more equitable and affordable place to live.

"As we get on the road to recovery, I want to make sure that San Francisco remains a city for all and is a place where people can afford to live," said Mayor Breed. "Just as we need to keep building housing to ensure we have enough supply, we also need to continue our programs like this one that help people purchase a home, put down roots in the community, and find a place they can call home for years to come. Giving people the help they need to invest in their community and make San Francisco their home for the long-term is how we'll build back our city even stronger than before."

DALP provides up to \$375,000 in down payment assistance to low- to moderate-income first-time homebuyers for the purchase of any market-rate primary residence in San Francisco. The funds are available to a wide range of households earning a variety of incomes.

As San Francisco pursues economic recovery, the stability of low- and moderate-income families is central to their ability to prepare for and access the opportunities that will emerge. Moreover, the preservation of equitable ownership opportunities has the two-fold impact of enabling regular San Francisco families to harness the wealth building potential that homeownership has always meant in the United States as well as protecting the perseverance of long standing San Francisco communities and preventing displacement.

Down payment assistance is available to:

- General public households earning up to 175% of Area Median Income (AMI), or \$156,900 for a single individual;
- Educators employed with the San Francisco Unified School District earning up to 200% AMI or \$179,300 for a single individual ;
- First responder (active, uniformed members of the Fire, Police, or Sheriff's Departments) households earning up to 200% AMI or \$179,300 for a single individual.

“Over the years, I have seen how DALP transformed the lives of first-time homeowners and I want to see this program not only succeed, but expand. I want to see more programs for other essential workers, such as our early care educators who are struggling to live in the neighborhoods they serve,” said Supervisor Myrna Melgar. “It is not just about the financial assistance, but financial literacy and support that the program provides. Most people, especially immigrants and working-class people do not have the same access to capital or the knowledge to navigate the homebuying process. I am proud that San Francisco invests in the economic empowerment of our families and communities that will have long-lasting benefits.”

In order to be eligible to apply for DALP funds, applicants must attend 10 hours of first-time homebuyer education and receive first mortgage loan pre-approval from a MOHCD-approved lender. There are no monthly payments required as part of the program. When the homeowner sells or transfers the property, they pay back the original loan amount, plus an equitable share of the appreciation.

“Even though the DALP process can be overwhelming, it is manageable. My wife and I are not in tech/bio-tech, medical, or other high earning fields and we probably would not have been able to afford a home in San Francisco without DALP,” said general DALP recipient Ronnie Bautista. “We hope other families such as ours who do not come from wealth, or have relative high incomes, or have limited resources put in an application to DALP. Being a native San Franciscan, DALP made homeownership a reality.”

Prospective homebuyers will be able to begin to apply for DALP on the [MOHCD website](#) on February 26, 2021. As with all MOHCD housing programs, the City consistently sees strong demand and as a result, lotteries are administered to award funds. Applicants who submit a lottery application before the application deadline will be placed in a lottery that will take place on June 1, 2021 with applicants being notified shortly thereafter.

“We are excited to launch this year’s Downpayment Assistance Loan Program which creates another opportunity for local residents to pursue their dream of homeownership” said Eric Shaw MOHCD Director. “We see DALP as one of our crucial investments in creating housing opportunity for all San Franciscans. We know homeownership can be a challenge for many without down payment assistance and see this as one of the office’s many investments in creating housing opportunities for all residents. Down payment assistance is not enough, which is why we also fund in housing counseling and financial literacy to provide much needed support for those looking to purchase a home.”

MOHCD invests in five agencies who are available year-round for homeownership counseling and financial literacy across the City. In addition, local City partner Homeownership SF will be hosting a three-day virtual Housing Expo on March 4, 5, and 6 where interested first-time homebuyers can meet with homeownership counselors and begin the process of homebuyer education. More information about the virtual event and registration can be found [here](#).

“You just keep pushing forward and keep trying which I did,” said Cheryl Liu, SFUSD 2<sup>nd</sup> Grade Teacher who received DALP funds and was able to purchase a home in District 11. “I don’t have to worry about paying rent or being pushed out to the suburbs for something more affordable.”

This set of DALP funds is part of the annual release of general Downpayment Assistance Loan dollars. The City has worked to expand this program and ensure diverse communities have access to this money and to match local resources with the immense need. Additional DALP funds specifically targeting the most vulnerable and under-resourced communities are scheduled to be released in late summer 2021.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am writing in Support of the application of the 235 Valencia Group, SFPC #2020-008388CUA  
**Date:** Wednesday, February 17, 2021 8:25:56 AM

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**Commission Affairs**

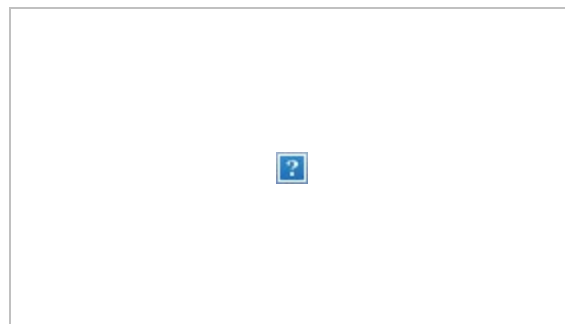
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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---

**From:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Wednesday, February 17, 2021 8:08 AM  
**To:** Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Drakari Donaldson <drakari@californiastreetcannabis.com>; Sabastion Kimmel <sabastion@californiastreetcannabis.com>  
**Subject:** I am writing in Support of the application of the 235 Valencia Group, SFPC #2020-008388CUA

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Dear Mr. Kalyan Agnihotri, Members of the Planning Commission,

My name is Bram Goodwin, Founder of the San Francisco Social Club. As consumer



advocates, we encourage expansion of the San Francisco Retail Cannabis options available.

We support the 235 Clement St Cannabis Dispensary Project, item #10 on the February 18 agenda. We have worked with Drakari Donaldson, Duncan and the Mission Street Cannabis Company on various cannabis issues, found them very community oriented, an important part of the SF effort to have equity applicants be owners of Cannabis Companies.

They have made an important contribution to cannabis retailing in opening the California Street Cannabis Company in Nob Hill. Not only have they been good retail neighbors, but have been one the leaders in making sure compassion was part of their retail Cannabis DNA.

Importantly, there are no Cannabis Retail Locations in the heart of the Richmond Shopping District, Clement Street. By approving this application, residents of this neighborhood would now be able to pick up Cannabis at the same time as shopping for other essential products on Clement St.

We want to be able to shop near our homes, not drive miles to other parts of the City to do our Cannabis Shopping.

California Street Cannabis Company, @calstreetcannaco, are important members of the SF Cannabis Community. They have contributed to its development. They are the type of merchants, with experience, to help the expansion of the SF Cannabis Retail footprint away from only Downtown to our various neighborhoods.

Finally, they are independent operators, based in San Francisco, not part of a big national chain, which is exactly the type of merchants we want in San Francisco.

We implore you to vote yes, approve the 235 Clement Cannabis Retail Project.

Thank you.

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
[goodwin.bram@gmail.com](mailto:goodwin.bram@gmail.com)  
415.505.3686  
[twitter: @bramgoodwin](https://twitter.com/bramgoodwin)  
[linkedin: @bramfoto](https://www.linkedin.com/in/bramfoto)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Homes for 1021 Valencia  
**Date:** Wednesday, February 17, 2021 8:19:52 AM

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**Commission Affairs**

San Francisco Planning  
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---

**From:** Will Wenham <[wweham@cutloose.com](mailto:wweham@cutloose.com)>  
**Sent:** Tuesday, February 16, 2021 6:27 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Homes for 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

Please approve the application for new homes at 1021 Valencia.

This project is for 24 well planned and badly needed homes on a transit rich corridor.

This entire winter we have looked out at a homeless encampment across from our business at 1218 Valencia.

San Francisco should build the homes needed in the city and this thoughtful project will help address that need and contribute to the neighborhood with the fees to be paid.

Thank you for your attention

Will Wenham

Will Wenham

[wweham@cutloose.com](mailto:wweham@cutloose.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Support Letter  
**Date:** Wednesday, February 17, 2021 8:16:26 AM  
**Attachments:** [Support Letter \(notarized\) 11.01.19.pdf](#)

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### Commission Affairs

San Francisco Planning  
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---

**From:** John Bickford <[jbickford@localcapgroup.com](mailto:jbickford@localcapgroup.com)>  
**Sent:** Tuesday, February 16, 2021 5:09 PM  
**To:** May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Josh Corzine <[jcorzine@localcapgroup.com](mailto:jcorzine@localcapgroup.com)>; Georgianna Kleman <[gkleman@sutroarchitects.com](mailto:gkleman@sutroarchitects.com)>  
**Subject:** 1776 Green Support Letter

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Chris,  
Confirming you have this in the file.

John

---

**John L. Bickford**  
Managing Partner

**Local Capital Group**  
The Presidio  
572 Ruger St, Suite A  
San Francisco, CA 94129

[jbickford@localcapgroup.com](mailto:jbickford@localcapgroup.com)  
415-553-4088 office

650-799-0775 cell

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Taylor, Michelle \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Oppose Wheel - Friends of the Music Concourse - new arguments against Observation Wheel Extension  
**Date:** Wednesday, February 17, 2021 8:04:33 AM  
**Attachments:** [image001.png](#)  
[2021-02-16 Oppose Observation Wheel - Friends of the Music Concourse - new comments\[2\]\[2\].pdf](#)

---

### 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:** Friends of the Music Concourse <musicconcourse@earthlink.net>  
**Sent:** Tuesday, February 16, 2021 4:12 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Oppose Wheel - Friends of the Music Concourse - new arguments against Observation Wheel Extension

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Planning Commissioners.

Attached and below please find our letter with some new arguments against extending the Observation Wheel in the Music Concourse. Thank you for your consideration.

Katherine Howard, ASLA

=====  
=====



## Friends of the Music Concourse (c)

Dedicated to the Preservation  
of the Historic Golden Gate Park  
Music Concourse

February 16, 2021

Historic Preservation Commission

Planning Department

City and County of San Francisco

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

Subject: OPPOSE Observation Wheel Extension: Additional comments.

Commission President Aaron Jon Hyland and Commissioners,

The Observation Wheel does not belong in the historic Music Concourse; if it is allowed to remain, it will likely become permanent, setting a precedent for additional intrusive elements.

### **The Wheel does not belong in the historic Music Concourse.**

- It does not fit the formal design of the Concourse and is not even aligned with the central axis.
- The Wheel is out of scale with the other contributory elements in the space. It dominates the design. It is taller than the Bandshell, which should be the dominant feature in the Bowl.
- The Wheel detracts from the classic beauty and charm of the area and destroys much of what makes the area a special place for many visitors.

### **Was the intent always to make the Wheel permanent?**

The SkyStar Corporation brought this Wheel to San Francisco from Cincinnati; it was first installed on a temporary basis in Cincinnati. This is SkyStar's usual mode of getting a permanent Wheel installed.

*"The SkyStar observation wheel at the Banks, a 150-foot-tall mobile observation wheel, was originally scheduled to be in place from September through Dec. 2, 2018. It's not just extending its stay, it's being replaced by a permanent wheel that's 50 feet taller. The plan is to begin swapping out the existing wheel for the permanent one in the down months of winter. It will take nine months to assemble the new wheel."*

*" 'We designed SkyStar to be moveable – **we prove out a market, get engaged and hope to open up permanently,** ' [Todd Schneider](#), managing partner of St. Louis-based SkyStar Wheel LLC, told me. 'Cincinnati has proven to be a market where the wheel has been so well received and attendance is strong. Knowing what we can **do with a permanent project**, we're excited.' "* [\[1\]](#)

**Leaving the wheel in the Concourse would set a precedent for other intrusive elements and is the first step to making the Concourse a midway 'attraction.'**

If we do not remove the Observation Wheel soon, it will set a precedent for more clutter in the name of commercial viability. Another member of this industry, the **Dutch Wheels company**, explains this process on its marketing website:

***" ' Turning the wheel into a destination ' is key to make it a success. "***

*"Additional amenities will make visitors "hang around", spend more money and attract more people. A wheel should be integrated in its environment so local authorities support the project, instead of opposing it reasoning that they do not want to turn their city into an attraction park!*

*"In order to achieve this potential, it is important to understand why "turning the wheel into a destination" is critical. A wheel should not be seen as just an attraction in which people can turn rounds and enjoy the view. Offering additional amenities that will make people "hang around," spend more money and attract even more people. Ensuring the wheel project integrates in its environment will also help local authorities to support a project. The integration of a wheel in a mixed use or leisure development, creates a synergy that will benefit both the wheel operator and the real estate development."*

*". . . Another interesting example is the Sky Wheel in Myrtle Beach, SC, situated on the boardwalk, overlooking the ocean. This wheel is part of a small development including a restaurant, a surf shop and a merchandising area making this an interesting and fun destination." [\[2\]](#)*

This will ruin this beautiful space for future generations of San Franciscans, who will wonder -- what was the City thinking?

**Department of Recreation and Park has always fought preserving the historic character of the Music Concourse.**

Sadly, there is little awareness by the senior management of the Department of Recreation and Park of either the design intent or the value of this historic space. That attitude remains unchanged from when Friends of the Music Concourse pushed to landmark the Concourse to protect it from destruction during the construction of the garage.

In the early 2000's, when RPD proposed cutting down all of the trees in front of the Bandshell to 'streamline' the parking garage construction, a group of residents had to mobilize to stop that. To prevent this from happening again, we worked very hard to make the Music Concourse a City landmark.

*The Rec and Park Department fought tooth and nail in an attempt to avoid effective landmarking of the Music Concourse.*

**Rec and Park often follows a path of commercialization and privatization of our parks.**

For example, for years local residents fought a mostly losing battle against renting out RPD's public clubhouses to private organizations. One such clubhouse housed a free City College program in early childhood development. That was changed to a private daycare center that charged thousands of dollars to participants.



**San Francisco should not sacrifice its historic treasures to support an out-of-town business that is having the same problems in other cities.**

SkyStar is having the same problems in Cincinnati. This is not a San Francisco problem.

*"The future of the SkyStar observation wheel that was to become a permanent fixture on the banks of the Ohio River is uncertain amid the disruption caused by the coronavirus pandemic.*

*"In a Dec. 16, 2020 email to Hamilton County Administrator [Jeff Aluotto](#), SkyView Partners managing partner [Todd Schneider](#) wrote the project is not moving forward, at least as planned.*

*" ' Obviously it's been a rough year and this has forced us to put the project on hold,' Schneider wrote. " ' Unfortunately, we will not be able to deliver a wheel there this coming spring as originally forecasted.' " [\[3\]](#)*

If recouping income for an out-of-town business becomes the purpose of our public spaces, then it is going to be very difficult to preserve our public historic properties.

**San Francisco should not sacrifice its historic treasures to the unpredictable nature of the COVID epidemic.**

The Department of Recreation and Park has prescribed a timetable they would like you to follow. But no one knows how much longer the COVID lockdowns will be in place. What will happen with the new strains of COVID? What happens if another pandemic shows up? Will there be more demands for the Wheel to remain in place? ***When does temporary become permanent?***

**The Landmarks Preservation Advisory Board was right in declaring the Music Concourse a landmark with strict protections. Now this Commission has the opportunity to use that landmarking to protect this remarkable cultural landscape.**

We are depending on your knowledge of and commitment to historic preservation to ensure that these precious resources are not lost to the ever-present pressures of development and financial gain. In the long run, it is the City and the people of San Francisco who lose when that happens

It would be ironic if the celebration of the Park ended up in tarnishing the beautiful heart of the Park, the Music Concourse. The 150th Anniversary of Golden Gate Park will end in a few weeks; so should the Wheel's presence in Golden Gate Park.

Sincerely,

*Katherine Howard*

Katherine Howard, ASLA

Co-Chair

cc: San Francisco Board of Supervisors  
Recreation and Park Commission  
Planning Commission  
Mayor London Breed

---

[1] "Cincinnati's SkyStar wheel will be replaced" Wetterich, Chris. Cincinnati Business Courier, 2-19-20

[2] <https://avanan.url-protection.com/v1/url?o=https%3A//www.dutchwheels.com/about-us&g=NThmZGE5ZmY4MmEwMjUyZA==&h=ODk4ZTUzNTE5YmZkYmZlMjM0MDgzZTNiN2EzNDMwYTl1OGVhZTI5MDA3YWM4MWQ1OWQxNWE2NmE3ZDMzNDU5Ng==&p=YXAzOnNmZHQyOmF2YW5hbjpvZmZpY2UzNjVfZW1haWxzX2VtYWlsOjYxODFhZmY1OWU1NTFmM2MwNjMwNzA0N2JiNmQ5MDc5OnYx>

[3] "Future of the SkyStar Ferris wheel uncertain amid pandemic," Andy Brownfield, Cincinnati Business Courier, Jan 27, 2021

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: My letter of today's date regarding 1615-17 Mason Street  
**Date:** Tuesday, February 16, 2021 3:54:09 PM

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**Commission Affairs**

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---

**From:** Robert Pardini <[robert\\_pardini@thegrove.com](mailto:robert_pardini@thegrove.com)>  
**Sent:** Tuesday, February 16, 2021 3:51 PM  
**To:** [greg@rykenlaw.com](mailto:greg@rykenlaw.com)  
**Cc:** 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)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Kelly Melendez <[kellyd.melendez@gmail.com](mailto:kellyd.melendez@gmail.com)>; Rocco & Sandra Gulli <[rsgulli@sbcglobal.net](mailto:rsgulli@sbcglobal.net)>; Ansel Wettersten ([awawd@mac.com](mailto:awawd@mac.com)) <[awawd@me.com](mailto:awawd@me.com)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: My letter of today's date regarding 1615-17 Mason Street

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This is great, Greg. Thank you for sharing.

Sincerely,

Bobby Pardini

On Tue, Feb 16, 2021 at 3:00 PM <[greg@rykenlaw.com](mailto:greg@rykenlaw.com)> wrote:

Attached hereto please find my letter regarding the DR Application for 1615-17 Mason Street.

Greg Ryken

Law Offices of Gregory J. Ryken  
750 Battery Street, Seventh Floor  
San Francisco, California 94111  
(415) 524-0070

--

Sincerely,

Bobby Pardini

[robert\\_pardini@thegrove.com](mailto:robert_pardini@thegrove.com)

C: (650) 740-6242

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 3:49:56 PM

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**From:** Clarissa Campos <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, February 16, 2021 3:23 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Clarissa Campos

[clarissacampos9@gmail.com](mailto:clarissacampos9@gmail.com)

San Francisco, California 94112

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 3:42:55 PM

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**Commission Affairs**

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---

**From:** Andrew Day <info@email.actionnetwork.org>  
**Sent:** Tuesday, February 16, 2021 1:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

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it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Andrew Day

[aday.nu@gmail.com](mailto:aday.nu@gmail.com)

1788 Clay St

San Francisco, California 94115



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 12:00:19 PM

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**From:** Cristina Cordova <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, February 16, 2021 9:33 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

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it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Cristina Cordova

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

San Francisco, California 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 11:59:59 AM

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**Commission Affairs**

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**From:** Neil Shah <info@email.actionnetwork.org>  
**Sent:** Tuesday, February 16, 2021 9:55 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

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it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Neil Shah

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

San Francisco, California 94105

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: variances sought by 1776 Green Street Development (Record # 2018-011430CUAVAR) Should Not be Granted  
**Date:** Tuesday, February 16, 2021 11:59:06 AM

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### Commission Affairs

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**From:** maureen@ddmhw.com <maureen@ddmhw.com>  
**Sent:** Tuesday, February 16, 2021 11:26 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** May, Christopher (CPC) <christopher.may@sfgov.org>  
**Subject:** variances sought by 1776 Green Street Development (Record # 2018-011430CUAVAR) Should Not be Granted

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ATTN: San Francisco Planning Department  
Planning Commission  
Record # 2018-011430CUAVAR  
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 do not offer 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 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.

All of the properties that face the project across Green Street, as well as the immediate neighbors to the west of the project, adhere to the standards, providing front setbacks, and meeting Planning Code requirements for rear yards. The 1776 Green Street project should unquestionably adhere to the same code requirements as their neighbors do.

I oppose the variances sought by the 1776 Green Street Developers and hope that the Planning Commission sees its way clear to opposing the same.

Maureen Holt  
1793 Green Street

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Taylor, Michelle \(CPC\)](#)  
**Subject:** FW: Letter of Support: Observation Wheel  
**Date:** Tuesday, February 16, 2021 11:57:58 AM  
**Attachments:** [Letter of Support Observation Wheel \(Cal Academy\).pdf](#)  
[SkyStar Observation Wheel in GGP .msg](#)  
[Ferris wheel.msg](#)  
[Ferris Wheel Out of Golden Gate Park.msg](#)  
[Please extend the SkyStar's stay in Golden Gate Park.msg](#)  
[Ferris Wheel.msg](#)  
[Fw OPPOSE extension of the Wheel .msg](#)  
[2019-022126COA-04 Golden Gate Park Ferris Wheel.msg](#)  
[Removal of Observation Wheel.msg](#)  
[The ugly belching wheel.msg](#)  
[I support the sky wheel.msg](#)  
[HPC GGP Sky Wheel Support Letter.msg](#)  
[Carnival Ride in the Music Concourse.msg](#)  
[Please remove Golden Gate Park ferris wheel.msg](#)  
[Observation Wheel Extension.msg](#)  
[Golden Gate Park SkyStar Wheel.msg](#)  
[Stop the extension of the SkyStar Observation Wheel to protect our wildlife.msg](#)

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### Commission Affairs

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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:** Samantha Delucchi <[sdelucchi@calacademy.org](mailto:sdelucchi@calacademy.org)>  
**Sent:** Tuesday, February 16, 2021 11:53 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Commission, Recpark (REC) <[recpark.commission@sfgov.org](mailto:recpark.commission@sfgov.org)>  
**Cc:** Ginsburg, Phil (REC) <[phil.ginsburg@sfgov.org](mailto:phil.ginsburg@sfgov.org)>; White, Staci (REC) <[staci.white@sfgov.org](mailto:staci.white@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Scott Sampson <[ssampson@calacademy.org](mailto:ssampson@calacademy.org)>; Ike Kwon <[ikwon@calacademy.org](mailto:ikwon@calacademy.org)>  
**Subject:** Letter of Support: Observation Wheel

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Hello Commissioners,

On behalf of Scott Sampson, the Executive Director of the California Academy of Sciences, attached is a letter in support of the extension of the SkyStar Observation Wheel. Please let me know if you have any questions.

Thank you,  
Samantha

--

**Samantha  
Delucchi**

Government Affairs Analyst  
California  
Academy of Sciences

T 415.379.5864  
C  
628.233.0012  
[sdelucchi@calacademy.org](mailto:sdelucchi@calacademy.org)

55 Music Concourse Drive

Golden Gate Park

San Francisco, CA 94118

[www.calacademy.org](http://www.calacademy.org)  
[Facebook](#) | [Twitter](#) | [Instagram](#)

While our museum doors are temporarily closed due to COVID-19, you can stay connected from anywhere with [Academy @ Home](#). Help support our science and learning programs by making a donation to the [Academy Resilience Fund](#) today.



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Taylor, Michelle \(CPC\)](#)  
**Subject:** FW: Golden Gate Park Sky Wheel – 4-year extension  
**Date:** Tuesday, February 16, 2021 11:56:19 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:** Thomas Campbell <tcampbell@famsf.org>  
**Sent:** Tuesday, February 16, 2021 11:55 AM  
**To:** Hyland, Aaron (CPC) <aaron.hyland@sfgov.org>; Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Black, Kate (CPC) <kate.black@sfgov.org>; Johns, Richard (CPC) <richard.se.johns@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Pearlman, Jonathan (CPC) <jonathan.pearlman@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Commission, Recpark (REC) <recpark.commission@sfgov.org>  
**Cc:** Ginsburg, Phil (REC) <phil.ginsburg@sfgov.org>  
**Subject:** Re: Golden Gate Park Sky Wheel – 4-year extension

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Dear Recreation and Park Commissioners and Historic Preservation Commissioners,

On behalf of the Fine Arts Museums of San Francisco - the de Young and Legion of Honor - I am writing in support of a four-year extension of the SkyStar Wheel in Golden Gate Park.

The introduction of the Wheel as an attraction celebrating the 150th anniversary of Golden Gate Park was met with great excitement among SF residents, and when the Wheel and our museum were opened last Fall, the Music Concourse was filled with excitement and joy. We welcomed many visitors to the de Young who had combined their Wheel visit with coming to the museum and vice versa, and we see great benefit

in continuing to have such a fun attraction right outside our doors.

Extending the permit for the Wheel will allow Golden Gate Park to continue playing an important role in supporting our city's economic recovery, as well as mitigating the financial hardships on our local businesses and the City's cultural institutions in the Park.

We stand in favor of the proposal to extend the SkyStar Wheel and we thank you for this opportunity to express our support .

Sincerely,

--

**Thomas P. Campbell**  
Director and CEO  
(he, him, his)

Fine Arts Museums of San Francisco  
de Young  
Legion of Honor  
Golden Gate Park | 50 Hagiwara Tea Garden Drive | San Francisco, CA 94118  
p 415.750.3661

e [tcampbell@famsf.org](mailto:tcampbell@famsf.org) | [famsf.org](http://famsf.org)

Please consider making a donation to the [Fine Arts Museums Recovery Fund](#) today. Any gift will make an impact.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES COVID-19 VACCINATION SITE AT THE SF MARKET IN THE BAYVIEW  
**Date:** Tuesday, February 16, 2021 11:39:04 AM  
**Attachments:** [02.16.21 SF Market Vaccination Site.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:** Tuesday, February 16, 2021 at 11:38 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspresso@sf.gov>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES COVID-19 VACCINATION SITE AT THE SF MARKET IN THE BAYVIEW

**FOR IMMEDIATE RELEASE:**

Tuesday, February 16, 2021  
Contact: San Francisco Joint Information Center, [dempres@sf.gov](mailto:dempres@sf.gov)

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

**SAN FRANCISCO LAUNCHES COVID-19 VACCINATION  
SITE AT THE SF MARKET IN THE BAYVIEW**

*The City is partnering with Sutter Health to operate a high-volume vaccination site at the SF Market in the Bayview, which will further ramp up as supply increases*

**San Francisco, CA** — Mayor London N. Breed, Board of Supervisors President Shamann Walton, and Director of Health Dr. Grant Colfax today announced the launch of a third high-volume vaccination site in San Francisco. The site, which opened Monday at the SF Market in the Bayview Hunters Point neighborhood at 901 Rankin Street, advances San Francisco's efforts to get as many people vaccinated as quickly as possible. As with other vaccination sites in San Francisco, the SF Market location will initially offer vaccinations to people 65 and older and healthcare workers. Due to current supply constraints, the initial doses given per day will be limited, but the site is ready to expand rapidly once supply increases.

This new location, which is operated by the City and staffed in partnership with Sutter Health, is the third high-volume vaccination site that San Francisco and health care partners have opened in the past month. Two additional high-volume vaccination sites are located at the Moscone Center and the City College of San Francisco. These high-volume sites serve anyone who meets their eligibility requirements regardless of health coverage, by appointment only, and are part of San Francisco's network of vaccination sites to facilitate the quick and efficient delivery of COVID-19 vaccines.

The City's network of vaccination sites includes targeted efforts to ensure communities most

highly-impacted by COVID-19 receive equitable access to the vaccine. The Bayview Hunters Point neighborhood has had the highest rate of cases throughout this pandemic, and one of the highest number of deaths due to COVID-19. The City's efforts include neighborhood vaccine access sites, San Francisco Department of Public Health's (DPH) community clinics, mobile vaccination teams, and partnerships with pharmacies.

"With this site at the SF Market, we're bringing access to the vaccine closer to people who live in the Bayview Hunters Point area and the southeast of the city," said Mayor London Breed. "Throughout this pandemic, we've made sure our City's response to COVID-19 is equitable, and we're continuing that work by locating vaccination sites in the communities that have been hit the hardest. Supply remains very limited right now, but we're making sure that we have the infrastructure in place throughout our city, and we're prepared to vaccinate at least 10,000 people per day once we start receiving more doses."

The SF Market vaccination site will initially operate Monday through Friday from 8:00 a.m. to 5:00 p.m. by appointment only. Due to the limited vaccine supply at this time, appointments for the first week of operations will be by invitation only. Once vaccine supply becomes more available, appointments and hours at SF Market will expand. People 65 and older and healthcare workers can make an appointment regardless of their health coverage status or provider by going to [SF.gov/getvaccinated](https://sf.gov/getvaccinated) and booking an appointment through [Sutter's My Health Online](#) portal. Those who do not have access to a computer can schedule an appointment through Sutter's call center at 844-987-6115.

"We wanted to make sure that the COVID-19 vaccine is being distributed and administered equitably. We wanted to ensure the vaccine is available in neighborhoods where we have seen higher numbers of individuals contracting the virus," said Board of Supervisors President Shamann Walton. "Having a high volume vaccination site in District 10, and partnering with the SF Market in Bayview, demonstrates we are committed to the health and safety of communities disproportionately affected by the virus. We will continue to fight for vaccine accessibility for everyone."

The opening of this site will allow the City and Sutter Health to effectively build the vaccination infrastructure needed so that when more vaccine supply is available it can be quickly, efficiently, and equitably distributed. The SF Market vaccination site will begin with an initial launch to test operations, establish successful processes, and ensure safety for patients and workers. While vaccine supply remains the limiting factor in the short-term, the site will have the capacity to vaccinate more than 1,000 people per day once fully operational. Appointments are required and will remain limited in the short-term due to the constrained and unpredictable vaccine supply coming to San Francisco.

The SF Market location is designed to allow for multiple providers to provide vaccination concurrently. Starting on Thursday, the City will also be providing additional vaccinations, administered by DPH and the San Francisco Fire Department, to vaccinate people 65 and older who live in the Bayview.

"The opening of this high-volume vaccination site at the SF Market represents an important milestone in our ongoing efforts to build a robust and flexible vaccine distribution system," said Dr. Grant Colfax, Director of Public Health. "This is our third high volume vaccination site and it will be a critical asset for achieving the twin goals of administering the vaccine at scale and making sure that the vaccine is accessible to neighborhoods like the Bayview that

have been highly impacted by COVID and that are underserved by the existing healthcare system. Vaccine supply coming to San Francisco continues to be insufficient to vaccinate all eligible populations, but we are working tirelessly to establish a distribution infrastructure that will allow us to swiftly and equitably distribute every dose of the vaccine that we receive.”

“As an integrated network, Sutter has moved swiftly to establish and expand several large-scale vaccinations sites across Northern California,” said Rob Nordgren, M.D., area CEO for Sutter Bay Medical Foundation in the Peninsula and San Francisco regions. “Community-based clinics, like the one we’re opening in the Bayview neighborhood today, will increase access to residents of disproportionately affected neighborhoods and are an important part of our commitment to continue to deploy as much vaccine as possible to all eligible patients, as supply allows.”

“This site was selected to support a community that has been leaving home to go to work every day since this pandemic began,” said Mary Ellen Carroll, Executive Director of the Department of Emergency Management. “We are pleased to offer vaccine here this week to those in Phase 1a and are excited to expand eligibility to essential service workers soon, especially at a location in the Southeast section of the city where so many live and work.”

“The San Francisco Fire Department is proud to continue the effort to fight COVID-19 under the leadership of Mayor London Breed,” said San Francisco Fire Chief Jeanine Nicholson. “Our members stand ready to vaccinate as many people as possible in the coming days, weeks and months. The opening of this Bayview site is another step towards getting our City fully opened.”

The SF Market, formerly called the SF Wholesale Produce Market, is a wholesale marketplace that connects growers and their produce to food businesses throughout the Bay Area. The 23-acre campus is home to 28 merchant businesses and more than 1,000 employees. The vaccination site at 901 Rankin is an 82,000-square-foot LEED Gold Certified warehouse and was completed as part of the SF Market Reinvestment Project in 2014.

“We are delighted to lend a hand to the City during this critical time,” said Eli Zigas, President, Board of Directors, The SF Market. “The SF Market’s infrastructure is an important resource for our city, region and state, and we are proud to support the economic and social recovery from the pandemic.”

This new site complements existing vaccination sites located in the Bayview Hunters Point neighborhood and people who live in neighborhoods most impacted by COVID-19, including:

- **Southeast Health Center** (2401 Keith Street)
  - Drop-in vaccinations available for people 65 and older living in the following zip codes: 94107, 94110, 94112, 94124, and 94134
  - 7 days a week, 9:00am to 3:00pm
- **Zuckerberg San Francisco General** (1001 Potrero Avenue, Learning Center, Building 30 on the 2nd floor (off 23rd Street))
  - Drop-in vaccinations available for people 65 and older living in the following zip codes: 94107, 94110, 94112, 94124, and 94134
  - 7 days a week, 9:00am to 3:00pm

Additional sites are located at the City College of San Francisco, Moscone Center, San Francisco State University, and at DPH community clinics. The City has developed a webpage for people who live and work in San Francisco to find vaccination sites in San Francisco and book appointments. People who are eligible to be vaccinated can sign-up for an appointment at: [SF.gov/getvaccinated](https://sf.gov/getvaccinated).

Last week, Mayor Breed announced that starting February 24, COVID-19 vaccines will be offered to individuals identified as eligible for vaccination in Phase 1B, Tier 1 of California's population prioritization plan. This includes people who work in the education and childcare, emergency services, and food and agriculture sectors.

This expansion into Phase 1B, Tier 1 is occurring as San Francisco, in partnership with healthcare providers, continues to expand its vaccine infrastructure but vaccine supply remains limited. Phase 1B, Tier 1 is comprised of more than 115,000 individuals who live or work in San Francisco, in addition to the approximately 210,000 healthcare workers and people 65 and older who are currently eligible.

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:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Market Octavia Monitoring Report Completion and Posting  
**Date:** Tuesday, February 16, 2021 10:59:34 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:** "Hamilton, Dylan (CPC)" <dylan.hamilton@sfgov.org>  
**Date:** Tuesday, February 16, 2021 at 10:58 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>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Langlois, Lily (CPC)" <lily.langlois@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Market Octavia Monitoring Report Completion and Posting

Greetings Planning Commissioners,

I'm writing to let you know that the Department has completed the 2015-2019 Market & Octavia Plan Five Year Monitoring Report, as required per Planning Code Section 341.3. We were a bit delayed in completing this report due to staffing challenges arising from the COVID-19 pandemic, but the report has been published on the Department website and is accessible through [this link](#). Please let me know if you have any questions, or would like to discuss the report.

Best Regards,

Dylan

**Dylan Hamilton, Planner**  
**Citywide Division**

San Francisco Planning

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

Direct: 628.652.7478 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 9:39:21 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:** Cristina Cordova <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, February 16, 2021 9:32 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Cristina Cordova

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

San Francisco, California 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 9:37:54 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:** Mark Macy <[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)>  
**Sent:** Tuesday, February 16, 2021 9:05 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Mark Macy

[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)

San Francisco, California 94102

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support 1021 Valencia  
**Date:** Tuesday, February 16, 2021 9:37:08 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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**From:** Ivan Abeshaus <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, February 16, 2021 9:14 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I am a long-time nearby neighbor of 1021 Valencia Street, and I am writing in support of the proposed project at that address.

I have lived just off Valencia since 1997, before the very first version of the Valencia Street bicycle lanes were created. When I moved to the neighborhood, it was rare to see cyclists on Valencia, or anywhere in the City, for that matter. At the time, cycling was seen as a dangerous and "counter-culture" way to get around town.

Fast-forward 25 years, and it is clear that "Bike Lanes on Valencia Street" was a prescient vision for the future. Congestion chokes our streets... CO2 fills our air... Income disparities make living in SF a challenge for all but the wealthiest.... And obesity was a pandemic long before this current version descended upon us.

The Valencia Street Bike Lanes help to solve all those problems, providing safe, clean, affordable, healthy transit for just about anyone. It's no wonder that San Francisco is

doubling down on these lanes. Recent improvements (soft hit posts, bike boxes at intersections, lots of green paint) have helped increase the number of cyclists, as well as their satisfaction. I applaud the City for continuing to improve Valencia Street as a safe and vibrant cyclist corridor.

Now let's bring that same mindset to housing! The project at 1021 Valencia is a great start. I appreciate the project's density, the Below-Market-Rate units, as well as the near-million dollars in impact fees, but mostly I love the bike parking.

In 1997, SF took a bold step, but hindsight has proven how wise it was: The bike lanes are filled with a steady and diverse stream of cyclists (as well as lots of double-parked cars, but that's a battle for another day.) The Valencia Street bike lanes prove that "If you build it, they will come" applies to bike lanes; Now let's apply it to parking, too! If you build parking for cars, cars come to fill it (and drivers and pollution and traffic follow.) If you build parking for bikes, well, what do you think will happen?

The transit-rich location of this project is perfect for cyclists, with great access to BART and CalTrain, as well as several Muni bus lines. If San Francisco wants a transit-first mindset, then we will need to encourage people to use other forms of transit beyond the privately owned automobile. If we don't want people to drive, we should not force them to buy parking when they want a home. This project faces that transit-first future head-on. We desperately need the housing, and we desperately need to NOT have the cars. I encourage you to approve this project without delay.

Thank you,  
Ivan Abeshaus  
3525 19th St.

Ivan Abeshaus  
[abeshaus@yahoo.com](mailto:abeshaus@yahoo.com)

San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 36 Delano - revised plans for project & PC hearing continuance  
**Date:** Tuesday, February 16, 2021 9:30:11 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Commissioners,

I am please to inform you that the DR for 36 Delano on this week's Agenda has been Withdrawn.

**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:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Tuesday, February 16, 2021 at 8:10 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>, Chanbory Son <chanbory.son@sfgov.org>  
**Subject:** Fw: 36 Delano - revised plans for project & PC hearing continuance

WITHDRAWN. (finally) see below.

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

---

**From:** Ryan Patterson <ryan@zfplaw.com>  
**Sent:** Friday, February 12, 2021 3:44 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Cc:** Tara N. Sullivan <tsullivan@reubenlaw.com>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Wesely George <george@2vdesign.com>; Eric Johnson <pseudolus1@sonic.net>  
**Subject:** RE: 36 Delano - revised plans for project & PC hearing continuance

Dear All,

With the Department's confirmation below, we hereby withdraw our request for Discretionary Review. Thank you for all your efforts to find a resolution.

Best,

Ryan

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

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---

**From:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Sent:** Tuesday, February 9, 2021 8:36 AM  
**To:** Ryan Patterson <ryan@zfplaw.com>  
**Cc:** Tara N. Sullivan <tsullivan@reubenlaw.com>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Wesely George <george@2vdesign.com>; Eric Johnson <pseudolus1@sonic.net>  
**Subject:** RE: 36 Delano - revised plans for project & PC hearing continuance

All,  
Very good, I am glad this reached a satisfactory resolution. I am so sorry to have dropped the ball on this but have been consumed by other deadlines and such. But yes the Planning Dep't. will honor the revised plans in our approval of the project.

Thank you.

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

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---

**From:** Ryan Patterson <[ryan@zfplaw.com](mailto:ryan@zfplaw.com)>  
**Sent:** Thursday, February 04, 2021 2:49 PM  
**To:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Cc:** Tara N. Sullivan <[tsullivan@reubenlaw.com](mailto:tsullivan@reubenlaw.com)>



**Subject:** RE: 36 Delano - revised plans for project & PC hearing continuance

Hi David,

For the parties' settlement to go into effect, can you please confirm that these changes have been accepted by the Planning Department as a revision to the Permit application?

Thanks,

Ryan

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

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**From:** Tara N. Sullivan <[tsullivan@reubenlaw.com](mailto:tsullivan@reubenlaw.com)>  
**Sent:** Monday, February 1, 2021 2:36 PM  
**To:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Cc:** Ryan Patterson <[ryan@zfplaw.com](mailto:ryan@zfplaw.com)>  
**Subject:** RE: 36 Delano - revised plans for project & PC hearing continuance

David, please find updated drawings which have a few new notes regarding the sloped roof at the property wall.

The Campbells have signed/notarized the final settlement agreement; we are waiting for the DR Requestor to do the same. The DR should be withdrawn shortly thereafter.

The permit set is in process of being updated and will be submitted to DBI and routed to Planning. Will let you know when that occurs.

Please let me know of any questions. Thanks again for your help with this one.

Best,  
-tara

**REUBEN, JUNIUS & ROSE, LLP**

Tara N. Sullivan

T. (415) 567-9000  
[tsullivan@reubenlaw.com](mailto:tsullivan@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

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

**Oakland Office:**  
492 9<sup>th</sup> Street, Suite 200  
Oakland, CA 94607



---

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Is the continuance acceptable with the Dr requestor?

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

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

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Hi David,

Attached, please find an updated plan of the 3<sup>rd</sup> floor showing the agreed-upon setbacks and modifications, as well as renderings of the revised design and of the proposed privacy screen along the first floor deck. Please review and let us know if you have any questions.

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

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

Thanks and talk soon,  
-Tara

## **REUBEN, JUNIUS & ROSE, LLP**

Tara N. Sullivan  
T. (415) 567-9000  
[tsullivan@reubenlaw.com](mailto:tsullivan@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

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

**Oakland Office:**  
492 9<sup>th</sup> Street, Suite 200  
Oakland, CA 94607



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposal for Cannabis Store 235 Clement St.  
**Date:** Tuesday, February 16, 2021 8:42:00 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:** Constantina Dedes <constantinadedes@gmail.com>  
**Sent:** Sunday, February 14, 2021 9:46 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Gary Wong <flybday@earthlink.net>  
**Subject:** Proposal for Cannabis Store 235 Clement St.

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

To Whom it May Concern,

I am a resident of the neighborhood for the proposed cannabis store on 235 Clement St., and I would like to express my concerns about its location. The proposed site, lies in a residential neighborhood, composed of families and young professionals, and would not in any way, benefit or serve our community. Instead, the store will increase traffic congestion, walkway traffic, loitering, and lead to fewer available parking spaces for our neighbors. Any business, small or large, must take into consideration, both its utility and impact on the neighborhood it wishes to reside in and Mr. Donaldson, clearly has not done that. I hope, that after hearing the heartfelt concerns of residents, that the commission does not allow the establishment of a cannabis store on 235 Clement St.

Sincerely,

Constantina Dedes

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 8:41:33 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:** Georgia McNamara <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Sunday, February 14, 2021 2:54 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Georgia McNamara

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

320 San Carlos

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Commission Hearing February 18, 2021 General Public Comment  
**Date:** Tuesday, February 16, 2021 8:36:36 AM  
**Attachments:** [218 Genl Public Comments CPC.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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-----Original Message-----

From: Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
Sent: Sunday, February 14, 2021 6:15 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; mooreurban@aol.com; 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: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Berger, Chaska (CPC) <[chaska.berger@sfgov.org](mailto:chaska.berger@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>; Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>; Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Merlone, Audrey (CPC) <[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>; Pantoja, Gabriela (CPC) <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>; Lindsay, Ashley (CPC) <[ashley.lindsay@sfgov.org](mailto:ashley.lindsay@sfgov.org)>; Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>; Speirs, Jeffrey (CPC) <[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)>; Balba, Ryan (CPC) <[ryan.balba@sfgov.org](mailto:ryan.balba@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>  
Subject: Commission Hearing February 18, 2021 General Public Comment

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

I am sending this pdf to you in advance of Thursday's hearing for General Public Comment.

If you have the time before Thursday, please scroll through these photos and text.

Thank you and take good care.

Sincerely,

Georgia Schuttish

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Tuesday, February 16, 2021 8:33:21 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:** Ian Griffiths <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, February 15, 2021 11:18 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

I live at a few blocks away at Fair Oaks St. and 23rd street in a rental apartment, and have been a San Francisco resident for 15 years.

This project exemplifies exactly the type of development the City should be building more of - dense, transit-oriented development with access to amenities and no parking.

This project will enhance the quality of life in San Francisco and provided much needed housing that can enable more people to live in this City and not be forced to flee to less transit-friendly or walkable communities due to cost. Please approve the project.

Sincerely,



Ian Griffiths

[ian\\_eh@yahoo.com](mailto:ian_eh@yahoo.com)

San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for February 18, 2021  
**Date:** Friday, February 12, 2021 3:12:50 PM  
**Attachments:** [20210218\\_cal.docx](#)  
[20210218\\_closed.pdf](#)  
[20210218\\_cal.pdf](#)  
[20210218\\_closed.docx](#)  
[Advance Calendar - 20210218.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for February 18, 2021.

**\*Please note we will be starting at 11:30 am for a Closed Session.**

Also, our Offices will be closed Monday, in observance of the President's Day Holiday.

Enjoy the weekend,

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Friday, February 12, 2021 2:46:12 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:** Oliver Zhou <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Friday, February 12, 2021 1:42 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my partial support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

I lived at 1016 Valencia for 4 years and actually parked my car under the auto repair shop at 1021 Valencia St.

I support this development - BUT - this development needs more PARKING!!

This town is not fully drivable - please push for more parking in the Mission.

Sincerely,  
Oliver

Oliver Zhou  
[zhou.oliver@gmail.com](mailto:zhou.oliver@gmail.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Do something about our housing crisis! Support 1021 Valencia.  
**Date:** Friday, February 12, 2021 1:10:42 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:** Madelaine Boyd <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Friday, February 12, 2021 12:28 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Do something about our housing crisis! Support 1021 Valencia.

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Madelaine Boyd

[madelaine.boyd+hac@gmail.com](mailto:madelaine.boyd+hac@gmail.com)

San Francisco, California 94114

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* NEWLY RENOVATED WILLIE 'WOO WOO' WONG PLAYGROUND AND CLUBHOUSE OPENS IN TIME FOR LUNAR NEW YEAR  
**Date:** Friday, February 12, 2021 10:25:35 AM  
**Attachments:** [02.12.21 Willie Woo Woo Wong Playground.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)" <mayorspressooffice@sfgov.org>  
**Date:** Friday, February 12, 2021 at 10:12 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* NEWLY RENOVATED WILLIE 'WOO WOO' WONG PLAYGROUND AND CLUBHOUSE OPENS IN TIME FOR LUNAR NEW YEAR

**FOR IMMEDIATE RELEASE:**

Friday, February 12, 2021

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

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

**NEWLY RENOVATED WILLIE 'WOO WOO' WONG  
PLAYGROUND AND CLUBHOUSE OPENS IN TIME FOR  
LUNAR NEW YEAR**

*New open space in Chinatown will provide safe, clean place for kids and their families to play,  
and newly renovated clubhouse will operate as a Community Hub in March*

**San Francisco, CA** — Mayor London N. Breed today announced the opening of the Willie “Woo Woo” Wong Playground—a center for community engagement and recreation for all ages in the heart of Chinatown. The playground recently completed a top-to-bottom renovation that includes an expanded children’s play area, new clubhouse featuring public art, and improved access to the park. In March, the City will open a new Community Hub at the clubhouse, which will provide approximately 12 students with in-person support for distance learning, healthy meals and snacks, and recreation opportunities.

The playground, serving families in one of San Francisco’s densest and most culturally celebrated neighborhoods, now features custom designed play equipment inspired by Chinese mythology. A huge, climbable water dragon sculpture wraps itself around a two-level tower and slide. A fiery phoenix sculpture bridges the separate zones for tots and school age children.

“I am so excited to open this playground and beautiful community space in Chinatown just in time for Lunar New Year,” said Mayor Breed. “Willie “Woo Woo” Wong Playground has

been reimagined as a creative, accessible place for children, seniors, and everyone in between to connect and play. Parks and playgrounds make cities livable, particularly in dense areas, and investing in neighborhood spaces and projects like this are critical for San Francisco's wellbeing and our recovery."

The reimagined half-acre park features new bridges and pathways that connect into a cohesive design. Renovated sport courts accommodate basketball, badminton, volleyball and pickleball players. A new plaza with fitness equipment and resilient surfacing opens to the newly improved Hang Ah Alley. The property also includes new landscaping, irrigation and stormwater infrastructure.

The clubhouse and its rooftop athletic court have been renovated as well. The clubhouse now includes a large multi-purpose room with bleacher seating, kitchenette, elevator, expanded bathrooms, office space, and storage. Each feature of the park is connected and ADA-accessible, with improved lighting and pavement.

The \$14.5 million renovation was funded in part through the 2012 Clean and Safe Neighborhood Parks Bond. Funding also included \$4.5 million from the Downtown Park Fund, established in 1985 to collect fees from commercial developers in the downtown area. Additional funding was provided through the City's Open Space Fund.

"The incredible work of Chinatown stakeholders over the last decade to push this project over the finish line is a testament to the importance of this unique public playground and park for seniors and families living in cramped conditions," said Supervisor Aaron Peskin. "The Committee for Better Parks and Recreation in Chinatown led robust outreach to identify culturally significant design elements and community programming needs. As we ring in the Year of the Ox, nothing makes me happier than knowing that Chinatown youth will soon be shooting hoops on a new basketball court named after a Chinese American legend, seniors will have a safe respite to practice outdoor tai chi, and children will be able to use the Clubhouse as the newest Community Learning Hub."

"We're thrilled to unveil Willie 'Woo Woo' Wong Playground's beautiful new design that honors its deep historical roots and reflects its beloved status in the community," said Phil Ginsburg, San Francisco Recreation and Park Department General Manager. "It is fitting that it was completed in time for Lunar New Year, when we celebrate new beginnings."

Community Youth Center (CYC), which encourages high-need young people to explore their full potential through academic, career, family, and community life, will provide a Community Hub in the clubhouse starting in March. In September, San Francisco created the Community Hubs Initiative to provide in-person support for distance learning and out of school time activities for San Francisco's highest needs children and youth. Since then, the program has served 2,000 students at 80 locations throughout the city. The new Hub will serve 12 middle and high school students, with a focus on those who live in public housing and SROs, as well as English language learners. The playground will remain open to the public while the Hub is in session.

"This is a big day for the Chinatown community because it not only marks the start of the Lunar New Year, but also the opening of Willie "Woo Woo" Wong playground," said Sarah Wan, CYC Executive Director. "The new playground and clubhouse resulted from a collaborative effort by the community partners. The design of the playground incorporates



many iconic elements from Chinese culture and is based on months of solicited feedback given by Chinatown residents. This makes Wille “Woo Woo” Wong playground an open space that is truly unique as it reflects the culture and needs of its citizens. CYC is excited to be the anchor tenant of the clubhouse where we will support the Community Hubs Initiative to provide a safe and stable learning space to youth in Chinatown who need it the most. Eventually, our goal is to open up the clubhouse and playground areas to provide holistic community programs that promote physical fitness, mental wellbeing and healthy lifestyles.”

“Maiden’s Dress,” a mural by San Francisco artist Julie Chang, stretches across an interior wall of the clubhouse. Inspired by both classic Chinese iconography and San Francisco Chinatown’s rich cultural heritage, Chang consulted with Chieh Tzu Yuan Hua Chuan, or The Mustard Seed Garden Manual of Painting, as she illustrated the Maiden’s Dress peony—signifying abundance and honor. The grid pattern of the concrete blocks is painted with traditional design elements—a red knot symbolizing good fortune, the green bamboo lines signifying integrity and resilience. All these intersecting moments reveal more intimate patterns and shapes, weaving together the existing historical site with the newly renovated center.

“The public art commissioned for this Chinatown playground is the best example of how art can shape the everyday urban experience,” said Ralph Remington, San Francisco Arts Commission Director of Cultural Affairs. “Julie Chang’s mural is bold and rich in symbolism, reflecting principles and values meaningful to the community. And it was created in close partnership with neighborhood organizations, allowing for a deep sense of ownership of these cultural assets for everyone who enjoys the playground and clubhouse.”

The redesign of the park and clubhouse was shaped by the Chinatown community. The culturally nuanced outreach was carried out in English, Mandarin and Cantonese and included surveys, meetings with community leaders, and focus groups of seniors, teens, and daycare providers.

Working with the Chinatown Community Development Center, the San Francisco Recreation and Park Department organized neighborhood organizations and introduced members of the public to the plan, inviting them to provide critical feedback that influenced the final design. Additionally project advocacy was provided by the Committee for Better Parks and Recreation in Chinatown; CYC; local daycares including Kai Ming Head Start, Wu Yee Family Center and True Sunshine; the Chinese Culture Center, Chinatown YMCA, and San Francisco Recreation and Park Commissioner Allan Low.

The Recreation and Park Department project was also made possible by numerous other city departments, including the Arts Commission, Planning, San Francisco Municipal Transportation Agency, and the Public Utilities Commission.

San Francisco Public Works provided environmental services as well as construction management for the project. The construction team included CLW Builders Inc. and Cal Pacific Carpentry. The design team was led by CMG Landscape Architecture and included Jensen Architects, InterEthnica, Urban Design Consulting Engineers, Pivot Structural Engineering, HRA Consulting Engineers, McGinnis Chen Associates, Inc. and M Lee Corporation.

Formerly called Chinese Playground, the park opened in 1927 with swings, slides and sport

courts. Its last major renovation was finished in 1980. In 2006, it was renamed to honor Willie Wong, a Chinese American basketball star who played at the University of San Francisco from 1948-50. Wong earned his nickname due to crowds shouting “Woo! Woo!” every time he scored.

Photos of Willie “Woo Woo” Wong Playground and Clubhouse (photo credit: Jim Watkins) available [here](#).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Friday, February 12, 2021 9:05:27 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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**From:** Jonathan Lack <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, February 11, 2021 5:05 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

It's past time San Francisco lived up to the values it professes and started building the housing that our community needs.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Jonathan Lack  
[jonathan.a.lack@gmail.com](mailto:jonathan.a.lack@gmail.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Petition Signers Supporting 321 Florida Street  
**Date:** Friday, February 12, 2021 8:44:09 AM  
**Attachments:** [Florida Street Petitions - Updated 2.11.2021.xls](#)

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**From:** Corey Smith <corey@sfhac.org>  
**Sent:** Thursday, February 11, 2021 2:00 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>; Laura Clark <laura@yimbyaction.org>; Todd David <todd@sfhac.org>; Cara Houser <cara.houser@dm-dev.com>; Jessica Berg <JBerg@bergdavis.com>; Luis Cuadra <LCuadra@bergdavis.com>  
**Subject:** Re: Petition Signers Supporting 321 Florida Street

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

Good afternoon Commissioners,

Ahead of next week's hearing, I've attached an updated list of 216 petition signers. I've also added the personalized comments column.

Please let me know if you have any questions.

Respectfully,  
Corey

On Fri, Jan 22, 2021 at 8:01 AM Corey Smith <[corey@sfhac.org](mailto:corey@sfhac.org)> wrote:

| Members of the San Francisco Planning Commission,

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

Please let me know if you have any questions.

Respectfully,  
Corey Smith  
Deputy Director, HAC

--

**Corey Smith** 陈锐 | Pronouns: he/him  
Deputy Director | Bay Area Housing Advocacy Coalition  
Deputy Director | San Francisco Housing Action Coalition  
95 Brady Street, San Francisco, CA 94103  
Office (415) 541-9001 | Cell (925) 360-5290  
Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)



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

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**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)

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support much needed homes at 1021 Valencia, please  
**Date:** Thursday, February 11, 2021 1:50:55 PM  
**Attachments:** [Support for homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[RE Support homes at 1021 Valencia.msg](#)

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**From:** Hazel O'Neil <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, February 11, 2021 11:05 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support much needed homes at 1021 Valencia, please

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce

Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation, it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Hazel O'Neil  
[oneil.hazel@gmail.com](mailto:oneil.hazel@gmail.com)

San Francisco, California 94121



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 11:00:50 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)

---

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**From:** paul kim <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, February 11, 2021 10:19 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

paul kim

[paul.kim89@gmail.com](mailto:paul.kim89@gmail.com)

752 Shotwell Street, Unit 1

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 9:59:23 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)

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**From:** Jim Chappell <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, February 11, 2021 9:31 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I am a close neighbor on the 700 block of Guerrero Street. I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,  
Jim Chappell  
708 Guerrero Street  
SF CA 94110

Jim Chappell  
[jimchappellsf@gmail.com](mailto:jimchappellsf@gmail.com)  
708 Guerrero St  
San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 8:58:23 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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---

**From:** Ossama Alami <[ossama@alami.us](mailto:ossama@alami.us)>  
**Sent:** Wednesday, February 10, 2021 4:15 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce

Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation, it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Ossama Alami  
[ossama@alami.us](mailto:ossama@alami.us)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: My support for 1021 Valencia  
**Date:** Thursday, February 11, 2021 8:53:34 AM

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**Commission Affairs**

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**From:** Michael Handler <mh@grendel.net>  
**Sent:** Wednesday, February 10, 2021 6:43 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** My support for 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to share my enthusiastic support for the proposed building of new housing at 1021 Valencia Street.

I am a resident of San Francisco since 2007, and I currently live in a home that I own on Folsom St at 23rd, not far from the location of the proposed new housing.

I support the location, structure, and design of the new housing, as well as the amenities and functions and neighborhood benefits. This project fits into the neighborhood and what it needs, with transit/bicycle focus in an extraordinarily dense transit/bicycle/walkable area.

San Francisco, as well as the entire Bay Area, is decades behind creating new, modern housing stock with green energy improvements (insulation, heating without greenhouse gas) that are required to make housing more generally affordable to current and future residents of San Francisco, while helping to fight against the adverse effects of climate change. While one building will not be able to undo the effects of this long-term deficit,

every new well-designed and thoughtful project that makes as much use of space as is possible helps us take steps toward communally closing that gap.

I would be ecstatic to see this project approved and moving forward as quickly as reasonably possible. I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,  
Michael Handler

Michael Handler  
[mh@grendel.net](mailto:mh@grendel.net)

San Francisco, California 94110



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 8:45:28 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)

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---

**From:** Aaron Ford <info@email.actionnetwork.org>  
**Sent:** Thursday, February 11, 2021 8:34 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation,

it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Aaron Ford

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

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Alexander, Christy \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 8:35:45 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[1021 Valencia project.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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---

**From:** Michael Neri <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, February 10, 2021 6:55 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented

residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation, it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,  
Michael Neri

Michael Neri  
[neri.michael@gmail.com](mailto:neri.michael@gmail.com)

San Francisco, California 94132

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Thursday, February 11, 2021 8:34:29 AM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[I approve of the 1021 Valencia project!.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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---

**From:** Scot Conner <[scot.conner@berkeley.edu](mailto:scot.conner@berkeley.edu)>  
**Sent:** Wednesday, February 10, 2021 5:07 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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

Commission Secretary,

Dear San Francisco Planning Commission,

I'm writing to voice my strong support for CDE Aptos, LLC's proposed project at 1021 Valencia Street in San Francisco.

The project would create 24 new homes, two of which are subsidized below market rate, and bring much-needed transit-oriented housing to the Mission's vibrant urban environment.

These well-located homes include 32 bicycle parking spaces and easy access to three different transit lines: bus lines 14, 292, and 49; the local train; and 24th St Mission BART. With no on site parking, these homes are some of the most public transit-oriented residences in SF.

The project successfully strives to match the context of the neighborhood and reinforce Valencia Street as a popular biking and pedestrian corridor. In addition to the environmental benefits that come from the project's emphasis on biking, walking and public transportation, it also exceeds Greenpoint guidelines and Title 24 energy requirements.

The project's developers will pay a total of \$865,357 in transportation sustainability impact fees, residential child care impact fees, Eastern Neighborhoods Infrastructure impact fees, and school development impact fees.

I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Scot Conner

[scot.conner@berkeley.edu](mailto:scot.conner@berkeley.edu)

San Francisco, California 94123

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Wednesday, February 10, 2021 5:07:14 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](#)

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:** Matthew Ticknor <matt@junctionprops.com>  
**Sent:** Wednesday, February 10, 2021 5:05 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

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I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Matthew Ticknor

[matt@junctionprops.com](mailto:matt@junctionprops.com)

San Francisco, California 94110



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Wednesday, February 10, 2021 5:05:55 PM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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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:** Richard Ash <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, February 10, 2021 4:13 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

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I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Richard Ash

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

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Wednesday, February 10, 2021 5:04:16 PM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Long time SF resident and voter - Please support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.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)  
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---

**From:** Mark Colwell <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, February 10, 2021 3:53 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

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I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Mark Colwell  
[native.austin@gmail.com](mailto:native.austin@gmail.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Support homes at 1021 Valencia  
**Date:** Wednesday, February 10, 2021 5:03:02 PM  
**Attachments:** [Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia \(close to me!\).msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)  
[Support homes at 1021 Valencia.msg](#)

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### Commission Affairs

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**From:** Austin Marusco <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, February 10, 2021 3:34 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 1021 Valencia

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Commission Secretary,

Dear San Francisco Planning Commission,

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I urge you to support bringing these well-designed, well-placed homes to 1021 Valencia Street to help alleviate San Francisco's housing shortage crisis. Thank you for your consideration.

Sincerely,

Austin Marusco

Austin Marusco

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

257 Crescent Ave

San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, FEBRUARY 10, 2021  
**Date:** Tuesday, February 09, 2021 6:32:56 PM  
**Attachments:** [02.10.2021 Public Schedule.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)" <mayorspressooffice@sfgov.org>  
**Date:** Tuesday, February 9, 2021 at 6:31 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, FEBRUARY 10, 2021

**FOR IMMEDIATE RELEASE:**  
Tuesday, February 9, 2021  
Contact: Mayor's Office of Communications, [mayorspressooffice@sfgov.org](mailto:mayorspressooffice@sfgov.org)

**\*\*\* MEDIA ADVISORY \*\*\***

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC  
EVENTS FOR WEDNESDAY, FEBRUARY 10, 2021**

**10:00 AM**

**Mayor London Breed to join UC San Francisco, City officials, and Labor representatives to celebrate the final agreement between the City and UCSF regarding the Parnassus Heights campus and hospital.**

Online event.

Watch [here](#).

*Note: Mayor's schedule is subject to change.*

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES PLAN TO EXPAND VACCINE ELIGIBILITY TO WORKERS IN EDUCATION AND CHILDCARE, EMERGENCY SERVICES, AND FOOD SECTORS  
**Date:** Tuesday, February 09, 2021 1:12:57 PM  
**Attachments:** [02.09.21 COVID-19 Vaccine Update.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)" <mayorspressooffice@sfgov.org>  
**Date:** Tuesday, February 9, 2021 at 11:57 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES PLAN TO EXPAND VACCINE ELIGIBILITY TO WORKERS IN EDUCATION AND CHILDCARE, EMERGENCY SERVICES, AND FOOD SECTORS

**FOR IMMEDIATE RELEASE:**  
Tuesday, February 9, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**SAN FRANCISCO ANNOUNCES PLAN TO EXPAND VACCINE  
ELIGIBILITY TO WORKERS IN EDUCATION AND  
CHILDCARE, EMERGENCY SERVICES, AND  
FOOD SECTORS**

*Starting on February 24, San Francisco will move to Phase 1B, Tier 1 of the state's population prioritization plan and begin vaccinating people who work in education and childcare, emergency services, and food and agriculture sectors, while continuing to vaccinate healthcare workers and people 65 and older as supply allows*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax, in partnership with local healthcare providers, announced that starting February 24, COVID-19 vaccines will be offered to individuals identified as eligible in Phase 1B, Tier 1 of California's population prioritization plan for vaccine administration. This includes people who work in the education and childcare, emergency services, and food and agriculture sectors.

This expansion into Phase 1B, Tier 1 is occurring as San Francisco, in partnership with healthcare providers, continues to expand its vaccine infrastructure but vaccine supply remains limited. Phase 1B, Tier 1 is comprised of more than 115,000 individuals who live or work in San Francisco, in addition to the approximately 210,000 healthcare workers and people 65 and older who are currently eligible.



“Getting people who live and work in San Francisco vaccinated as quickly as possible is our top priority. We’re moving full speed ahead with setting up our COVID-19 vaccination network in San Francisco and are ready to ramp up as we get more supply,” said Mayor Breed. “As we keep making progress vaccinating healthcare workers and people 65 and older, we’re looking ahead to the next phase and are making sure we’re ready to vaccinate workers quickly so they can safely be out in the city serving the community.”

Healthcare providers in San Francisco and the San Francisco Department of Public Health are currently vaccinating healthcare workers and people 65 and older. San Francisco will continue to prioritize those 65 years and over for vaccination, as they carry the highest risk of hospitalization and death of any population in the city.

The City has developed a webpage for people who live and work in San Francisco to find vaccination sites in San Francisco and book appointments. People who are eligible to be vaccinated can sign-up for an appointment at: [SF.gov/getvaccinated](https://sf.gov/getvaccinated).

The goal of the City’s vaccination strategy is to make receiving the COVID-19 vaccine as convenient and comfortable for as many people as possible, particularly in those neighborhoods disproportionately affected by the pandemic. In partnership with the healthcare providers in San Francisco, which are receiving the majority of the vaccine doses from the state, the City is facilitating the quick and efficient delivery of vaccines through high-volume vaccine sites, neighborhood vaccine access sites, community clinics, pharmacy partnerships, and mobile vaccination teams.

“Although vaccine supply remains extremely limited, we are making progress in vaccinating the most medically vulnerable people in our community – those over 65 years of age. As we expand vaccine eligibility to those in Phase 1B, Tier 1 we will offer protection to individuals who have supported and protected our City throughout the pandemic – workers in the education and childcare, emergency services, and food and agriculture sectors,” said Dr. Grant Colfax, Director of Public Health. “We are building a robust and flexible system of vaccine distribution that can efficiently and equitably administer the vaccine as quickly as we receive it. Together with adherence to public health measures such as masking, hand washing, and social distancing, the vaccine can bring an end to this pandemic.”

The Moscone Center high-volume vaccination site opened last week by appointment only for anyone eligible to receive the vaccine, regardless of health coverage. Initially, the site will operate at a moderate capacity, but when supply increases, it can expand to 7,000 to 10,000 vaccinations per day. Hours of vaccination are limited but will ramp up to 7:00 a.m. to 7:00 p.m. daily, when vaccine is more readily available. The 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 healthcare organizations: Kaiser Permanente, Adventist Health, the California Medical Association, CommonSpirit/Dignity, and Futuro Health as well as the California Primary Care Association.

In addition to the high-volume sites at the Moscone Center and City College of San Francisco, which opened on January 22, the City will add a third high-volume vaccination site at The SF Market in the Bayview. 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.

“The workforce of the City and County of San Francisco has stepped up time and time again over the last year to provide critical and essential services to the residents of San Francisco throughout the pandemic including food distribution, community safety, testing and distribution of the vaccine,” said Carol Isen, Acting Human Resources Director. “As the City moves into Phase 1B of vaccination, these workers will be able to continue to provide these services with the protection of a safe and effective vaccine which will allow San Francisco faster to reopen faster.”

The distribution of a national vaccine during a pandemic is an unprecedented event, and the City of San Francisco 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](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** RE: 801 Corbett Ave  
**Date:** Monday, February 08, 2021 2:40:03 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:** Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>  
**Sent:** Monday, February 08, 2021 2:35 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Subject:** FW: 801 Corbett Ave

Hello,

I have replied to the concerned tenant and provided further information regarding filing a Discretionary Review. I have forwarded the email sent out on 2/5/2021 for your reference.

Best,

Rogelio

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**From:** Baeza, Rogelio (CPC)  
**Sent:** Friday, February 5, 2021 3:29 PM  
**To:** [roger@cpost.com](mailto:roger@cpost.com)  
**Subject:** 801 Corbett Ave

Hello,

We have received your email concerning the project at 801 Corbett Ave. As a member of the public, you have the right to file a Discretionary Review as long as the Planning Department has not approved the permit. Please review the information and materials here:

<https://sfplanning.org/resource/discretionary-review>.

You can also follow the status of the project through our online [Permit Tracking System](#). To find the status, enter the address and select "Building Permits." Then, by clicking on the permit number

associated with the project. You will then be able to see the details and the status of the project.

If you have any further questions, feel free to email me and I will gladly assist you.

Best,

**Rogelio Baeza, Planner I**  
**Flex Team/Current Planning**

San Francisco Planning

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

Direct: 628.652.7369 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Baeza, Rogelio \(CPC\)](#)  
**Subject:** FW: 801 Corbett -URGENT, PLEASE HELP US STOP THIS ADU - Application Number: 2021-000997PRJ  
**Date:** Monday, February 08, 2021 2:25:08 PM

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#### Commission Affairs

San Francisco Planning  
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**From:** ROGER DAWSON - CPOST <[roger@cpost.com](mailto:roger@cpost.com)>  
**Sent:** Thursday, February 04, 2021 11:05 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 801 Corbett -URGENT, PLEASE HELP US STOP THIS ADU - Application Number: 2021-000997PRJ

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

Dear Commission Affairs,

The residents of our building are in a panic. The owner of 801 Corbett has just filed planning applications and for building permits to attempt a massive construction project to increase the capacity of our apartment building by 40%. This would be the largest construction project in the neighborhood in decades, negatively impacting current tenants and surrounding neighbors.

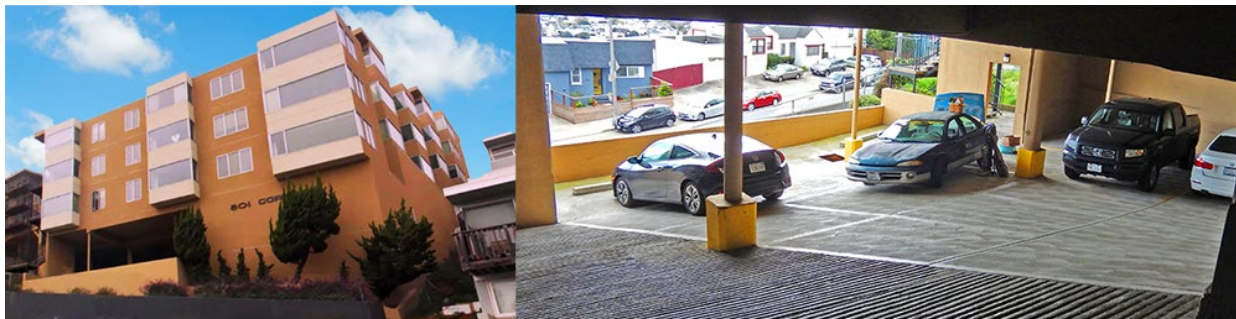
#### 2021-000997PRJ Project Profile (PRJ)

**Opened:** 1/28/2021

**Status:** Submitted 1/29/2021

**Assigned Planner:** Rogelio Baeza: [rogelio.baeza@sfgov.org](mailto:rogelio.baeza@sfgov.org) / 628.652.7300

The proposal is to create 8 new ADUs. 6 of the new ADUs would occupy the existing parking level and be built of Type V-A



I cannot emphasize enough, the disruption this will cause to everyone in our building. If this ADU construction is allowed to proceed we will be forced to endure a two to three year nightmare of toxic noise and fumes, dozens of workers, big trucks, demolition, diesel/gas generators running day and night, jackhammers, electricity shut-offs, water shut-offs, cable interruptions, laundry shut-offs... And if that's not bad enough, every day we will have to run a gauntlet of possible Covid exposure just to get in and out of our building.

The senior citizens who live in our building, most with disabilities, rely on access to their parking places for mobility. This ADU project if it were allowed to proceed would immediately block the garage and create dangerous obstacles for getting in and out of the building.

Not only does this ADU create a nightmare for us, but it will negatively impact the entire neighborhood. Eight more units of up to 2 people each means 16 more people with no parking, in addition to no parking anymore for all of us that live here. Street parking will become impossible: both as soon as construction begins (dozens of workers/trucks parking, dumpsters) and permanently thereafter.

The residents of this building now desperately need your help in preventing this devastation of our lives from proceeding. This ADU would literally make the building unlivable for all of us who have lived here for decades.

#### How do we stop this?

#### Please help us!

Sincerely,

Roger Dawson

On Behalf of all the Tenants  
[801 Corbett, # 15](#)  
[San Francisco, CA 94131](#)  
Cell: (650) 218-5431



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.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:** Monday, February 08, 2021 2:24:08 PM

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### Commission Affairs

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**From:** Donatella Dina <donatella@ddmhww.com>  
**Sent:** Wednesday, February 03, 2021 6:47 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 by 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,  
Donatella Dina  
2351 Pacific Ave  
San Francisco CA 94115



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* JOAQUÍN TORRES SWORN IN AS SAN FRANCISCO'S ASSESSOR-RECORDER  
**Date:** Monday, February 08, 2021 1:41:13 PM  
**Attachments:** [02.08.21 Assessor-Recorder Joaquin Torres Swearing In.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:** Monday, February 8, 2021 at 1:39 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* JOAQUÍN TORRES SWORN IN AS SAN FRANCISCO'S ASSESSOR-RECORDER

**FOR IMMEDIATE RELEASE:**

Monday, February 8, 2021

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

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

**JOAQUÍN TORRES SWORN IN AS SAN FRANCISCO'S  
ASSESSOR-RECORDER**

*Torres, appointed by Mayor Breed, previously led San Francisco's Office of Economic and Workforce Development, and will now be responsible for the City's property tax-related functions*

**San Francisco, CA** — Today Mayor London N. Breed conducted the swearing-in ceremony for Joaquín Torres as the new Assessor-Recorder for the City and County of San Francisco. Torres previously served as the Director of the Office of Economic and Workforce Development (OEWD). He is filling the vacancy left by Carmen Chu, who was sworn in as San Francisco City Administrator last week. Anne Taupier will serve as the Acting Director of OEWD as a search is undertaken for a new Director.

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

"I am proud to swear-in Joaquín Torres as San Francisco's Assessor-Recorder. He has been a strong leader for the Office of Economic and Workforce Development, and we were especially lucky to have him as we navigated the pandemic and created programs to support small businesses and workers in San Francisco," said Mayor Breed. "Joaquín's experience working with businesses as well as communities throughout our entire City make him well-suited for this new responsibility. I'm confident that as our Assessor-Recorder, Joaquín will help us advance the City's economic recovery and build back San Francisco even stronger than

before.”

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

“I am honored for the confidence that San Francisco and the community is placing in me to carry forward the important work of the Assessor-Recorder. Our economic recovery will rely on the billions in annual property tax that this office helps to generate and that go into our communities to support public services from health and education, to safety and neighborhood services,” said Assessor-Recorder Joaquín Torres. “I’m committed to leading this organization with integrity, promoting accessibility and ensuring equitable treatment for all San Franciscans. As I look forward to joining the team at the Assessor Recorder’s office, I’d also like to extend my gratitude to the team at the Office of Economic and Workforce Development for their outstanding service to workers, residents and businesses, especially this past year during COVID-19. It’s teams like these—their work ethic, commitment and extraordinary accomplishments—that make me so proud to be a public servant.”

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

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

“I am truly excited about Joaquin Torres’ appointment as our City Assessor. As the Director of the Office of Economic and Workforce Development he has been a champion for our communities before and throughout the pandemic,” said Shamann Walton, President of the San Francisco Board of Supervisors. “Whether it be the rapid response to ensuring Family Relief and Right to Recover resources were secured and provided into the hands of families when they were most needed, ensuring businesses and workers had access to critical, real time information, or delivering direct financial relief for hundreds of our hardest hit small businesses (including minority owned), he has been a committed and resourceful leader. I know he will bring the same effective approaches and dedication to the Assessor’s Office.”

“Joaquín Torres is one of the best leaders we have in San Francisco City Government. He cares deeply about people, is reliable, trustworthy, and demands substantive and excellent work product from himself and the staff he leads,” said Supervisor Hillary Ronen. “Although I am sad we will lose his tremendous skill focused on Economic and Workforce Development, I am excited to see how he will lead the Assessor’s Office and ensure that it continues to operate fairly and efficiently for the people of San Francisco.”

“San Francisco’s Assessor-Recorder’s Office is one of the best in the state. And I believe that Mayor Breed’s choice of Joaquin Torres is a good pick to replace former Assessor Carmen Chu,” said Supervisor Aaron Peskin. “I have high expectations that Assessor Torres will rise to the level of one of the most challenging times any assessor could face and is ready to meet those challenges.”

“Joaquín Torres is a well respected and capable City leader who is up to the challenges of Assessor-Recorder,” said Supervisor Gordon Mar. “As we move towards recovery from the pandemic facing much economic uncertainty, his steady leadership will be essential to San Francisco’s ongoing financial success.”

“On behalf of Self-Help for the Elderly, I want to convey our heartfelt congratulations to Mr. Joaquín Torres as he steps in as our city’s Assessor-Recorder,” said Anni Chung, President and CEO of Self-Help for the Elderly. I’ve worked closely with Mr. Torres for many years as Director of the Mayor’s Neighborhood Services and since 2018 as Director of OEWD. He is always accessible to the community, smart, has great people skills, hard-working and committed to helping communities of color succeed. We’re looking forward to continuing our partnership with Mr. Torres as our Assessor-Recorder. He is a great asset for our city!”

“From his earliest days working in public service for the City of San Francisco, Joaquín has always gone the extra mile for every San Franciscan,” said Bevan Dufty, Bart Board of Directors, District 9. “Joaquín’s worked hard to support neighborhoods and businesses, and he’s risen to the unprecedented challenges of COVID-19 in a truly remarkable way. As Assessor, I have no doubt he will remain at the forefront of building back our City, better than ever.”

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

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

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2651-2653 Octavia Street, Case #2018-011022ENV  
**Date:** Monday, February 08, 2021 11:45:04 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:** Donna Morrison <morrison.donna@sbcglobal.net>  
**Date:** Tuesday, February 2, 2021 at 12:57 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>, "theresia.imperial@sfgov.org" <theresia.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>, "david.winslow@sfgpv.org" <david.winslow@sfgpv.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:** 2651-2653 Octavia Street, Case #2018-011022ENV

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

Dear Planning Commissioners,

As a 40 year resident of the neighborhood, I am writing (I cannot attend the hearing due to caring for my sick husband) on behalf of all my neighbors who are appalled that a home owner could so impact our Landmark library by their over-sized expansion for their own enjoyment. This expansion is outside City Residential Guidelines (pgs. 11 & 12), does not add additional housing for the City's needs, and negatively impacts the lighting and solar panels of the library that were completed at great expense...much of it by the neighbors.

Please give this project and its impact more careful consideration, and help us protect this treasure in our neighborhood.

Sincerely,

Donna Morrison  
2523 Gough Street  
415-771-6166

**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 08, 2021 11:44:52 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:** Letitia Yang <letitia.yang@gmail.com>

**Date:** Tuesday, February 2, 2021 at 12:57 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>, "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 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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: UPDATED \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR MONDAY, FEBRUARY 8, 2021  
**Date:** Monday, February 08, 2021 9:15:55 AM  
**Attachments:** [02.08.2021 Public Schedule UPDATED.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:** Monday, February 8, 2021 at 9:15 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** UPDATED \*\*\* MEDIA ADVISORY \*\*\* MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR MONDAY, FEBRUARY 8, 2021

**FOR IMMEDIATE RELEASE:**  
Monday, February 8, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* MEDIA ADVISORY \*\*\***

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC  
EVENTS FOR MONDAY, FEBRUARY 8, 2021**

**1:00 PM**

**Mayor London Breed to swear-in Joaquín Torres as Assessor-Recorder for the City and County of San Francisco.**

Online event

Watch at [www.youtube.com/SFGovTV/](http://www.youtube.com/SFGovTV/)

*Note: Mayor's schedule is subject to change.*

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE PASSING OF FORMER SECRETARY OF STATE GEORGE SHULTZ  
**Date:** Monday, February 08, 2021 9:13:53 AM  
**Attachments:** [02.07.21 Secretary George Shultz.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Sunday, February 7, 2021 at 11:14 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE PASSING OF FORMER SECRETARY OF STATE GEORGE SHULTZ

**FOR IMMEDIATE RELEASE:**  
Sunday, February 7, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON THE PASSING OF FORMER  
SECRETARY OF STATE GEORGE SHULTZ**

**San Francisco, CA** — Mayor London N. Breed today issued the following statement regarding the passing of former Secretary of State George Shultz:

“I am deeply saddened to hear about the passing of Secretary George Shultz, who left a tremendous impact on our City and our country. He was well-known for his accomplishments on the world stage, but it’s important to remember that he was a fierce advocate for what many of us consider “San Francisco values”, including the value of a high-quality public education, the value of accessible healthcare for all, and the value of mutual respect and dignity for people from all walks of life. In recent years, we were fortunate that he used his role as a respected statesman to serve as a bridge builder between other countries and our City, and his international work on nuclear deterrence was truly about leaving the world in a better place. He was a giant in our community and my condolences go out to his wife, Charlotte, and all of his family and friends.”

###



**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 11, 2021  
**Date:** Friday, February 05, 2021 10:26:15 AM  
**Attachments:** [CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20210211.xlsx](#)  
[20210211\\_can.docx](#)  
[20210211\\_can.pdf](#)

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Commissioners,

Attached are your Calendars for February 11, 2021. Please note that the hearing has been canceled.

Please enjoy the warm weather and the Thursday off. I hear wineries are open for outdoor tasting, in case you needed something to do with your time.

Cheers,

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO CAPS OFF WEEK OF NEW SITES, EXPANDED ACCESS ACROSS NETWORK OF COVID-19 VACCINATION SITES  
**Date:** Friday, February 05, 2021 9:55:57 AM  
**Attachments:** [02.05.21 Vaccination Sites - Recap of Week.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)" <mayorspressooffice@sfgov.org>  
**Date:** Friday, February 5, 2021 at 9:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO CAPS OFF WEEK OF NEW SITES, EXPANDED ACCESS ACROSS NETWORK OF COVID-19 VACCINATION SITES

**FOR IMMEDIATE RELEASE:**  
Friday, February 5, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO CAPS OFF WEEK OF NEW  
SITES, EXPANDED ACCESS ACROSS NETWORK OF  
COVID-19 VACCINATION SITES**

*This week the City expanded its COVID-19 vaccination network with new and expanded sites at the Moscone Center and in the Mission, Bayview, South of Market, and Outer Sunset neighborhoods, vaccinating health care workers and community members 65 and older*

**San Francisco, CA** — The City of San Francisco has made significant progress on its COVID-19 vaccination network and has the infrastructure in place to administer at least 10,000 vaccines per day once adequate supply is received. Just this week, San Francisco and health care partners opened a new high-volume vaccination site at Moscone Center, expanded neighborhood vaccine access in the Bayview and Mission neighborhoods, and launched a new vaccination site with Safeway Pharmacy at San Francisco State University. All sites are currently vaccinating health care workers and community members ages 65 and older, regardless of insurance status and in accordance with the State's prioritization plan. The goal of the City's vaccination strategy is to make receiving the COVID-19 vaccine as convenient and comfortable for as many people as possible, particularly in those neighborhoods disproportionately affected by the pandemic. In partnership with the health care providers in San Francisco, which are receiving the majority of the vaccine doses from the state, the City is facilitating the quick and efficient delivery of vaccines through high-volume vaccine sites, neighborhood vaccine access sites, community clinics, pharmacy partnerships, and mobile vaccination teams.

In addition to creating the infrastructure required to vaccinate people quickly and conveniently, the City has developed a new webpage for people who live and work in San Francisco to find vaccination sites in San Francisco and book appointments. People who are eligible to be vaccinated can sign-up for an appointment at: [SF.gov/getvaccinated](https://sf.gov/getvaccinated). 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).

“Creating this network of vaccination locations has been a massive undertaking, with City staff, health care partners, and community organizations working around the clock to create these sites and make sure we’re prepared to vaccinate people as quickly as possible. I want to thank everyone who has been working with us to make this network of vaccinations a reality,” said Mayor Breed. “Getting people who live and work in San Francisco vaccinated safely and efficiently will help us get on the road to recovery and protect the health of our entire community. We are ready to ramp up and vaccinate thousands of people per day -- now we just need the supply.”

“Vaccinations are our way out of this pandemic,” said Dr. Colfax, Director of the Department of Public Health. “The Department of Public Health is working hard to expand vaccination distribution to communities that have suffered disproportionately from COVID-19. We encourage all eligible members of the public to get a vaccine so we can keep each other healthy, support our health care workers, and get San Francisco back on its feet. Until it’s your turn, please continue to be vigilant by wearing your mask and physical distancing. Let’s avoid turning Super Bowl Sunday into a super spreader event by following the health guidelines and avoiding indoor gatherings with people outside your household.”

“The vaccine is one of the most critical tools we have in responding to the COVID-19 emergency,” said Mary Ellen Carroll, Director of Department of Emergency Management. “When Mayor Breed announced San Francisco’s vaccination plan, our goal was to have all the infrastructure and logistics ready to get vaccines in as many arms as possible. While we still need greater supply of the vaccine, the private-public partnerships that have come together to establish high-volume and community vaccination sites marks a significant turning point in our response and recovery from COVID-19.”

### **High-Volume Vaccination Sites**

Today, the Moscone Center high-volume vaccination site officially opens by appointment only for anyone eligible to receive the vaccine, regardless of health coverage. Initially, the site will operate at a low capacity, but when supply increases it can expand to 7,000 to 10,000 vaccinations per day. Hours of vaccination will initially be limited but will ramp up to 7:00 a.m. to 7:00 p.m. daily. The 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 as well as the California Primary Care Association.

In addition to the high-volume sites at the Moscone Center and City College of San Francisco (opened on January 22), the City will add a third high-volume vaccination site at the SF Produce Market in the Bayview. 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.

### **Neighborhood Vaccine Access Sites**

On Monday, February 1, the first neighborhood vaccine access site opened in the Mission District at 24th and Capp Streets. 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 24th Street site is by appointment only and is serving community health workers and local residents over the age of 65 within the Unidos en Salud network, which includes uninsured vulnerable populations. The site has an initial capacity of 120 vaccinations per day and, when vaccine capacity increases, this site may expand to conduct 200-400 vaccinations per day.

### **Community Clinics**

In addition to these 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 Hill.

The Department of Public Health recently expanded vaccination access through the Southeast Health Center, which is offering walk-in appointments for residents 65 and older in the neighboring zip codes 94124 and 94134. Patients must show proof of age and residency in order to be vaccinated. No insurance required.

Zuckerberg San Francisco General Hospital (ZSFGH) is offering free COVID-19 vaccines for people meeting all of the following requirements: live in zip codes 94110, 94112, or 94107; Ages 65 and over; and either Medi-Cal recipients, Healthy San Francisco recipients, or uninsured. Those who are eligible can drop in from 9am to 3pm any day of the week at ZSFGH's Learning Center at 1001 Potrero Avenue, Building 30. Patients must show proof of age and residence, such as a utility bill or driver's license. For those with Medi-Cal or Healthy San Francisco, patients should bring an insurance card.

### **Partnerships with Pharmacies**

On Wednesday, February 3, Safeway Pharmacy began vaccinating individuals 65 and older who live and work in San Francisco at San Francisco State University. The Department of Public Health will partner with Safeway Pharmacy, CVS, and Walgreens to eventually expand vaccination services throughout the city.

The distribution of a national vaccine during a pandemic is an unprecedented event, and the City of San Francisco 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.

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).

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