

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)  
**Subject:** FW: 666 Hamilton St  
**Date:** Thursday, March 25, 2021 12:38:36 PM

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

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

From: cala mario <[calamario98@yahoo.com](mailto:calamario98@yahoo.com)>  
Sent: Thursday, March 25, 2021 12:35 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 666 Hamilton St

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We are residents of Hamilton Street 643 we are very concerned about the new construction across the street from my house San Francisco is already a very dense already and this zoning is only for two houses and I am definitely not happy about building three houses in this lot. It will somewhat covering the tree lined view from my living room window. The three story recessed will certainly stand out in the middle of the block I know this is what commonly done in the city right now but it doesn't have to be right across the street from me. I know I respect the fact that the owner of this lot is trying to make some money as an investment and it is her right to do so but we are residents here that's been living here for over 10 years I do not want the characteristic of my neighborhood to change. I think two houses would have made enough money for her. The parking situation in this block is workable for us and we are happy to have parking space. We do not want our space to be unavailable once the new house will be built there will not be enough parking space for all of us.

This project will be unsustainable and have a bad environmental impact when people are driving around their car and looking for parking space. This will also affect our property value and I would not like to see that happen. I am happy that we may be able to save the redwood tree that is part of the characteristic of my neighborhood you can see the redwood tree even from the freeway and every time I come home I could see the redwood trees to welcome me home and is a 100 year old tree according to my neighbor Mike Walsh. Who have grown up in his house next door. Thanks for your consideration. Marilyn Ho home owner.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: OBJECTION TO 3109 Fillmore Street Pot Shop  
**Date:** Thursday, March 25, 2021 12:03:16 PM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Sugar Works <[mail@sugarworksdesign.com](mailto:mail@sugarworksdesign.com)>  
**Sent:** Thursday, March 25, 2021 11:32 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>  
**Subject:** OBJECTION TO 3109 Fillmore Street Pot Shop

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SF Planning Department,

We are writing to express our concern and objection to the proposed Cannabis Retail and Lounge at 3109 Fillmore Street. Our home is less than a block from this location and we foresee this operation to attract more people into our neighborhood that would cause more harm than good.

As long time residents of this neighborhood and with two children we have already had to deal with rowdy crowds from the bars on Fillmore, trash, traffic and light pollution from Shake Shack and Rumble. It seems the Planning Department does not want to foster a neighborhood in the Cow Hollow Flats or support businesses that would create a neighborhood environment.

We realize this is an urban environment and appreciate the close proximity to shops and restaurants however this type of business seems inappropriate and more suitable for Lombard or Van Ness Streets.

Regards,

Lisa Tam

Bradley Sugarman  
2180 Filbert Street  
San Francisco, CA 94123

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND CITY OFFICIALS CELEBRATE THE COMPLETION OF THE SECOND STREET IMPROVEMENTS PROJECT  
**Date:** Thursday, March 25, 2021 11:59:07 AM  
**Attachments:** [03.25.21 Second Street Improvement Project.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:** Thursday, March 25, 2021 at 11:17 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND CITY OFFICIALS CELEBRATE THE COMPLETION OF THE SECOND STREET IMPROVEMENTS PROJECT

**FOR IMMEDIATE RELEASE:**

Thursday, March 25, 2021

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

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

**MAYOR LONDON BREED AND CITY OFFICIALS  
CELEBRATE THE COMPLETION OF THE SECOND STREET  
IMPROVEMENTS PROJECT**

*The new streetscape design, part of a multi-year overhaul of the corridor, was completed despite the challenges posed by the pandemic and delivers new transit islands, pedestrian and bike safety features, and design enhancements for residents and workers in the area*

**San Francisco, CA** — Mayor London N. Breed and City officials today celebrated the completion of the transformative Second Street Improvements Project, which increases safety for people who walk and bike, improves Muni efficiency, replaces aging infrastructure, and offers a more welcoming environment along a busy South of Market corridor that connects major transit hubs and Downtown.

Second Street stretches eight blocks from Market to King Streets, connecting the South of Market neighborhood with historic Market Street and the Financial District to the north. It is an important connecting corridor for people who live in the area as well as people commuting to offices and attending events at Oracle Park.

“Despite the challenges posed by the pandemic, the City has continued to make progress on important infrastructure projects like these, which will play an important role in our upcoming recovery,” said Mayor Breed. “This project created more than a hundred jobs for workers in



the construction trades, which helped keep people employed over the past year. Now, as we start to emerge from the pandemic and have people return to the office and events in the area, this corridor will connect our neighborhoods and keep our residents safe.”

Construction on the Second Street Improvements Project began in November 2017 and continued uninterrupted during San Francisco’s Stay at Home Order, which allowed work to continue on essential infrastructure. This project supported more than 120 construction and electrical trade jobs at a time when putting people to work was crucial.

Yesterday, San Francisco entered the Orange Tier of the State’s Blueprint for a Safer Economy, meaning San Francisco will open non-essential offices up to 25% capacity, bars and breweries for outdoor service, and some indoor family recreation up to 25% capacity. San Francisco has also established a timeline to resume outdoor arts, theater, and music performances and festivals for audiences of up to 50 people beginning April 1 and is working to create guidelines for outdoor spectator sports and large outdoor entertainment venues as well, which will further draw people back to San Francisco’s downtown and the Second Street corridor.

Public Works oversaw planning, design, and construction management for the project. Key partners included the San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, San Francisco Planning and the San Francisco County Transportation Authority. M Squared Construction, Inc. served as the primary contractor.

The City began a comprehensive public engagement process in 2012 with a community-driven approach to planning and held more than 50 meetings with residents, merchants and community groups to develop a plan for a safer Second Street. The process resulted in numerous design elements to enhance pedestrian safety, including high-visibility and raised crosswalks; restricted parking near intersections, known as “daylighting,” to make it easier for drivers and pedestrians to see one another; sidewalk extensions to shorten the crossing distance; and improved signal timing to prioritize people who walk and use wheelchairs. The project also funded the construction of 102 new ADA-compliant curb ramps.

New bus stop bulb-outs for picking up and dropping off Muni passengers were added to make it easier for buses to navigate Second Street. The design also includes new protected bike lanes in each direction along Second Street, the primary north-south route for people biking in eastern SoMa. [The corridor is part of a network of protected bike lanes in the South of Market neighborhood.](#)

“Today, Second Street is less dangerous for pedestrians and cyclists and provides a vibrant, inviting streetscape for the residents, businesses and visitors who rely on this vital connector in the heart of San Francisco,” said Supervisor Matt Haney. “The community and our city deserve no less.”

“Under the leadership and guidance of Mayor Breed and our public health officials, we were able to continue the progress on this collaborative project already underway before the pandemic emerged,” said Alaric Degrafinried, Acting Director of San Francisco Public Works. “As a result, we have a street that is safer, more resilient and more beautiful.”

“The changes on Second Street create a safer environment for people who walk and bike, and will save Muni passengers travel time,” said SFMTA Director of Transportation Jeffrey

Tumlin. “These are important and welcome improvements to advance San Francisco’s commitment to sustainable transportation will make a meaningful difference for people using this dynamic corridor.”

The \$26 million project is funded in part by One Bay Area Grants and the Federal Highway Administration, SoMa Development Impact fees, and local Proposition K sales tax revenue.

“We are proud to have partnered on this project and deliver significant local and federal transportation funding to benefit the community,” said Tilly Chang, Executive Director of the San Francisco County Transportation Authority. “Making our streets safer remains a top priority in San Francisco and the Second Street improvements exemplify that commitment.”

In addition to the transportation safety upgrades, infrastructure improvements were made below the street, including replacing 150-year-old sewer pipes, repairing water service connections and undergrounding overhead wires from Stillman to Townsend Streets. New street trees and landscaped median islands, as well as new trash receptacles, bicycle racks and benches were also installed. Crews paved the entire stretch of Second Street from curb to curb.

Additional project information is available at [sfpublicworks.org/secondstreet](https://sfpublicworks.org/secondstreet).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: comments re proposed building project no. 2019-020740CUA  
**Date:** Thursday, March 25, 2021 10:45:44 AM  
**Attachments:** [image001.png](#)  
[Madeline Snyder comments re proposed project no. 2019-020740CUA.pdf](#)

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### Commission Affairs

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

**From:** Madeline Snyder <[msnyder@SequoiaLiving.org](mailto:msnyder@SequoiaLiving.org)>  
**Sent:** Thursday, March 25, 2021 10:12 AM  
**To:** Craciun, Florentina (CPC) <[florentina.craciun@sfgov.org](mailto:florentina.craciun@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Polly Hommel <[polly@pollyhommel.com](mailto:polly@pollyhommel.com)>  
**Subject:** RE: comments re proposed building project no. 2019-020740CUA

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Here are my comments I attached the wrong file in my previous e-mail. Please note I already submitted this comment on 2/24/21. Please take into account for today's hearing. Thank you!



Madeline Snyder, BSW  
Resident Service Coordinator  
430 Turk St. San Francisco, CA 94102  
Work Cell: (415)625-3044  
Office: (415) 678-5997  
Fax: (415) 817-1166

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or other, you may have. The foregoing applies even if this notice is embedded in a message that is forwarded or attached.

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**From:** Madeline Snyder

**Sent:** Thursday, March 25, 2021 10:04 AM

**To:** [florentina.craciun@sfgov.org](mailto:florentina.craciun@sfgov.org); [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [Alexandra.Kirby@sfgov.org](mailto:Alexandra.Kirby@sfgov.org);

Polly Hommel <[polly@pollyhommel.com](mailto:polly@pollyhommel.com)>

**Subject:** comments re proposed building project no. 2019-020740CUA

Please take this comment from a resident of 430 Turk St. into account at the hearing today re proposed building project no. 2019-020740CUA. I already sent in my comment on the proposal last month (2/24/21) but I have attached it here again. The social services and property management staff at 430 Turk strongly oppose this development as it will be detrimental for the quality of life of our vulnerable senior and disabled residents. Thank you.



Madeline Snyder, BSW

Resident Service Coordinator

430 Turk St. San Francisco, CA 94102

Work Cell: (415)625-3044

Office: (415) 678-5997

Fax: (415) 817-1166

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: RE:2019-020740CUA  
**Date:** Thursday, March 25, 2021 10:45:04 AM

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**Commission Affairs**

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**From:** RUSSELL KYLE <sfcrime@comcast.net>  
**Sent:** Thursday, March 25, 2021 10:11 AM  
**To:** Craciun, Florentina (CPC) <florentina.craciun@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; sfcrime@comcast.net  
**Subject:** Fwd: RE:2019-020740CUA

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## FC

**Nothing epitomizes the rapacious greed of the developers and their stooges in the planning commission than this absurd project. For nothing is more inhumane, than producing more density in the middle of a world wide pandemic. Just what an already overcrowded area needs more density during a pandemic. Safety first!! This is outrageous, not only is this project antithetical to public safety, and to the quality of life it has a substantial negative environmental impact on the residents and their pets which as we already**

**know is of no concern to anyone getting broken off at city hall.**

**The mere suggestion of such a preposterous project should be considered a criminal act. This project demonstrates the regard the building commission has for poor people and the citizens of SF and their safety, health, welfare, quality of life, and their mobility.**

**It is quite evident to anyone who has witnessed San Francisco's politician's prostituting themselves for their real estate developer masters that the planning commission doesn't give a damn about the quality of life of low income people in San Francisco. This project is another unnecessary gift of graft to real estate developers to the detriment of the residents of the neighborhood.**

**Its ok with the planning dept. to rob poor people of their sunlight, subject elderly low income people to outrageous amounts of loud noises from ongoing construction, subject sick people to an inordinate amount of foul air while restricting their flow of fresh air, disturb the quiet enjoyment of the premises while unnerving the residents pets in an already overcrowded and densely packed area of the city while creating an inordinate amount of polluting traffic jams.**

**This project typifies the regard the politicians and the planning commission has for low income people. Despite the area being already overcrowded and a large building going up on the corner 30 feet away the planning commission clearly ignores the detrimental affects of another useless construction project that causes more pollution, more congestion, more traffic jams, less parking, more densely populated area in an already overcrowded area, there is nothing positive about this project for**

**the neighborhood or its residents. As usual the only ones who profit from such an albatross are the real estate developers and their puppet politicians. Putting more rats in a cage is hardly improving the quality of life for people who need more sunlight, more fresh air, more parking, less congestion and less construction obstruction with its' loud unrelenting noise.**

**We all know that this project like all of the others will get ramrodded down our throats without regard to quality of life to low income people. Anyone who is complicit in approving this useless building will glean their eternal reward for blatantly ignoring the best environmental interests of the residents of 430 Turk St. If this project is approved it will display further the brutal disregard the planning commission has for the overall welfare and health of low income people.**

**In addition, there are a number of vacant rental units already available. The Fisher Const. Co. did some work at the same address next to 430 Turk St. Fisher workers cut the cable line for 430 Turk and disappeared for a four day weekend robbing poor people of their internet and cable TV from Thursday until Tuesday further displaying the regard construction companies have for poor people.**

**Despite what you may believe there is a God in heaven Who sees it all. Anyone involved with robbing the quality of life for poor, elderly and sick people will earn their bad karma. Doing the bidding of rich rapacious real estate developers in lieu of the best interests of the citizens is reprehensible and a complete act of treachery. Run roughshod over the welfare of the citizens to enrich yourselves at their expense. This proposed project says it all.**

**God Bless America**

**russell kyle  
4152611496**



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: STOP!!! POT SHOP & Smoking Lounge on Fillmore Street, Cow Hollow  
**Date:** Thursday, March 25, 2021 9:36:54 AM

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**Commission Affairs**

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**From:** Marie Randall <[pixleyduo@gmail.com](mailto:pixleyduo@gmail.com)>  
**Sent:** Thursday, March 25, 2021 8:53 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** STOP!!! POT SHOP & Smoking Lounge on Fillmore Street, Cow Hollow

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

Please take this email as our intense OBJECTION to opening the proposed pot shop and smoking lounge on Fillmore Street near Filbert Street in the Cow Hollow neighborhood.

We are long-term homeowners here and feel this will allow for even more disruption in our neighborhood. We ask that you take our perspective seriously. There are far more appropriate areas for this business endeavor.

Sincerely,  
Marie M. Randall & Richard J. Morey  
231 Pixley Street  
SF, 94123

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection 3109 Fillmore Street  
**Date:** Thursday, March 25, 2021 9:36:13 AM

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**Commission Affairs**

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**From:** Annika Nonhebel <[annika.nonhebel@gmail.com](mailto:annika.nonhebel@gmail.com)>  
**Sent:** Wednesday, March 24, 2021 6:20 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Objection 3109 Fillmore Street

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

Please accept this email as an objection to the project at 3109 Filmore Street.

I am against the location (Fillmore/Pixley) of this project because I believe loitering while smoking will increase. My daughter (4) is enrolled at the school on Pixley. There are already issues keeping the doors open for ventilation due to people coming into the relatively quiet alley to smoke. Especially with Covid it's extremely important the school is able to keep the doors open.

From experience we know that businesses open with a particular time frame and then a few months later extend their hours and changing the parameters they outlined in their original opening plan effecting the school. I know the school is right around the corner from a very commercial area but there are also about six small and large schools nearby. There is also a dispensary near by on Lombard St. already which makes this an unnecessary risk for our children.

Thank you for your consideration.

Annika N Presley

- iPhoned

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter To Reject 1801 Mission St Conditional Use Permit  
**Date:** Thursday, March 25, 2021 9:22:09 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:** Clarion Alley Mural Project <clarionalleymuralproject@gmail.com>  
**Date:** Wednesday, March 24, 2021 at 4:11 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** Richard Sucre <richard.sucre@sfgov.org>  
**Subject:** Letter To Reject 1801 Mission St Conditional Use Permit

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March 24th, 2021

President Joel Koppel and Planning Commissioners

#1 Dr. Carlton B. Goodlett Place, Room 400

San Francisco, CA 94102

**Re: Case No. 2020-010532DRP 1801 Mission Street**

Dear Planning Commissioners,

My name is Megan Wilson and I am writing on behalf of my organization Clarion Alley Mural Project (CAMP).

I am a Mission resident, neighbor, and customer of the small immigrant owned and operated cafes facing the threat of a new upscale cafe being proposed in the North Mission that they have long served. These business owners and their employees have been there for all of us over the years, in good times and hard times, and most of all during this past difficult year when they struggled to keep their doors open and stay afloat.

**The last thing this neighborhood needs is a large, upscale cafe;** especially when there are already several long-established cafes within a block of this proposed site - one legacy business being within 100 feet. If the Planning Commission approves this project, you will put our community serving cafes - New Star Market, Doña Mago, La Noisette, Carlin's, The Sandwich Place, El Cafetazo and Muddy Waters Coffee House - in jeopardy to compete for customers at a time when we should be in solidarity with them for serving and caring for us during the pandemic.

Our community honors our small immigrant businesses because they are an integral part of the Mission's social fabric, a part of our extended Mission family.

To ensure that we protect them from further pressures, **I ask that Planning Commissioners refuse the Conditional Use Permit of the 1801 Mission site to convert their retail space to an upscale cafe.**

Thank you for considering our concerns in your decision-making process.

Sincerely,



Megan Wilson  
Co-Director  
Clarion Alley Mural Project

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**[Clarion Alley Mural Project](#)**



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Subject:** FW: Public hearing  
**Date:** Thursday, March 25, 2021 7:14:33 AM

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**From:** Michelle <ms.michelle415@yahoo.com>  
**Sent:** Wednesday, March 24, 2021 5:53 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Public hearing

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Record number  
2020-006747CUA

Hello,

I am writing to OBJECT to this plan. There is a preschool, Kids Club, on pixley, children are present all week, and safety would be a huge issue.

Please reconsider.

**Michelle Watkins**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)  
**Subject:** FW: Comments for 666 Hamilton Street Lot  
**Date:** Thursday, March 25, 2021 7:13:50 AM

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---

**From:** Americo A Diaz <[americo94134@gmail.com](mailto:americo94134@gmail.com)>  
**Sent:** Wednesday, March 24, 2021 4:59 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Americo A Diaz <[americo94134@gmail.com](mailto:americo94134@gmail.com)>  
**Subject:** Comments for 666 Hamilton Street Lot

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Good evening Planning Commission,

My name is Americo A Diaz and my parents' home and my family home (674 Hamilton Street) is adjacent to the property 666 Hamilton Street. I need to be careful with my comments pertaining to 666 Hamilton as I want to keep my good karma going as my livelihood relies on Planning Approval for the residential, commercial and institutional projects I work on in my profession around the Bay Area. I design and then go through the entire process of Planning Approval and Building Permit Approval for my high-end residential projects and this particular project next door to my home has been an interesting one to follow. I have been living in the Portola since I was born here in 1983 and I started working in the field of Architecture in 2006 and after all these years the property at 666 Hamilton Street has been left in ruins and completely abandoned. So, it was thrilling to see the home go for sale as we finally had some hope that someone would develop the lot and end the years of blight we all have experienced even through today.

Now, I don't know if you all had the ability to view and listen to the pre-application meetings conducted via Zoom between Mason Kirby Architects and the neighbors but, one of the first things which were said in the first Zoom meeting after I voiced my elderly parents concerns about their desire to maintain the "detached" nature of our home at 674 Hamilton Street and the preservation

of the redwood tree was something along the lines of:

Americo: thank you for the fact that you pulled Lot A's home back from the front property line in order to give my parents a bit of a "detached" reading from the street, but as I had communicated to you early in 2019 before any drawings or Survey had been started for 666 Hamilton, my parents would have really loved to maintain at the very least a 3'-0" distance from the proposed Lot A home for maintenance purposes as well as to maintain the reading of the home we purchase nearly a decade ago.

Mason Kirby Response: Well, we gave you that lot line window and we really didn't have to, we could have just covered it up.

Please listen or playback the first minutes of the first Zoom meeting as I want to make sure I did not invent these remarks of our first meeting but that did leave a sour taste in our mouths. Although my parents and I are incredibly grateful that some kind of development is happening next door, my parents specifically asked me if this is how I conduct myself in Pre-Application meetings with neighbors in San Francisco, Tiburon, Menlo Park, San Mateo and Palo Alto? My obvious response was "NO, because any neighborhood would have complained about every one of my designs during the Pre-App phase as the response I was given during my Zoom meeting can be viewed as Rude but at the same time if I were to bring that type of response to my meetings I would have had a difficult time receiving Neighborhood Support as my designs for homes run towards the modern/contemporary architectural style and not everyone is thrilled with that type of architectural style. More importantly, I even conveyed during the 2nd Zoom meeting that Mason Kirby actually didn't receive any "NO" response from the Neighborhood about building on the property at 666 Hamilton. And in my profession that level of neighborhood support is 99% of the work. Please keep in mind I was the one who suggested to Mason Kirby and the Homeowner that when the Neighborhood is behind the Architect and their Design in pulling back Lot B in order to save the redwood tree, the City would gladly grant the Architect the ability to pull back Lot B just like it was approved and is being presented to this Planning Commission. So I am not in the "NO Building" mindset.

There was an Alternate Site Plan submitted to the Planning Department in which a 3'-0" distance was proposed between 674 Hamilton and Lot A and between Lot C and 660 Hamilton Street and a pushed back middle Lot B in order to save the redwood tree and we would like to formally ask the Planning Commission are we and my neighbors being unreasonable? I always have the phrase "Give a mouse a cookie and they'll want a glass of milk" as an example where obviously no neighbor will always be 100% happy and if you provide something there is always going to be a request for more, but I believe the neighbors on Hamilton Street have been incredibly supportive of the development of 666 Hamilton. The neighborhood would just like to know why the existing home has to be demolished? Could it not have been remodeled and added onto? That would have kept the detached nature of 674 Hamilton Street. I know for a fact that it could have been at the very least proposed where the new addition could have been built setting back from the existing abandoned facade.

Please understand, we appreciate and are in support of the proposed design submitted by Mason

Kirby for 666 Hamilton as long as we are enlightened as to why the alternate site plan submitted to the Planning Department was discarded (for lack of a better word)? My parents, my family nor I would like to continue to see the abandoned property in its current state but at the same time just want to make sure we voice our views.

Sincerely,

Americo A Diaz

674 Hamilton Street



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sucre, Richard \(CPC\)](#)  
**Subject:** FW: 2020-010532DRP  
**Date:** Thursday, March 25, 2021 7:13:18 AM

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**Commission Affairs**

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jeremy Kazzaz <[jkazzaz@gmail.com](mailto:jkazzaz@gmail.com)>  
**Sent:** Wednesday, March 24, 2021 4:54 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 2020-010532DRP

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To whom it may concern,

I write in support of Building Permit Application No. 2020.1030.7806. I reside at 330 S Van Ness Ave, San Francisco, CA 94103 and will be directly impacted by this project.

I have reviewed the DRP application filed by the cultural action network. I find that application to be a disingenuous effort by an organization that tries to block economic activity that would better our neighborhood.

Since the city approved the construction of the permanent Navigation Center, this neighborhood has been subject to more crime, more encampments, more human waste on the ground. Supervisor Ronen on behalf of the city promised that because our neighborhood houses the navigation center the city would make sure that there is an increased police presence and increase in street and sidewalk cleaning. Those commitments by Supervisor Ronen were empty. The only way we can improve this neighborhood is by tearing down blighted properties and filling empty retail and restaurant spaces.

14th Street between Mission and South Van Ness contains two bars, a hair stylist and a corner store. The presence of a coffee shop would increase foot traffic from earlier in the morning helping to

reduce early morning crimes such as smash and grabs from vehicles and bicycle thefts.

According to the Cultural Action Network DRP application, the city of San Francisco should deny the application for three deeply flawed reasons. 1 - The expected tenant is a "new, large, upscale competitor" 2 - the size of the project is "far larger than can be afforded by neighboring immigrant businesses" 3 - this project would impact immigrant owned and/or run cafes in the close vicinity of this project.

1 - The Creamery was a coffee shop in SOMA for twelve years that closed when the pandemic began. It is a legacy San Francisco business not a new, large and upscale competitor. It is not a national chain with massive funding - it is a local SF mom & pop shop that the Cultural Action Network purports to support. The Cultural Action Network makes no attempt to identify the prospective new tenants of this facility. They just make claims about their means and identity. They want to leave you with the inference that the tenant is large, wealthy, a non-minority and a non-immigrant. The city does not have any information about the tenant's immigration and racial background. If the Cultural Action Network didn't feel like doing the legwork to research the tenant, they have no business wading into these waters.

2 - The Cultural Action Network provides no support for their claims that this space is too large for neighboring immigrant businesses. The Cultural Action Network has no knowledge of the identity of the expected tenant or the financial capabilities of other immigrants in our neighborhood. Just across the street from this project is a large brewery which is a mom and pop shop run by SF locals. Locally owned and immigrant-owned businesses can of course rent large spaces the claim by the Cultural Action Network is preposterous.

3 - This project would have no impact on immigrant owned cafes in the vicinity. The DRP application disingenuously lays the claim that a cafe and a corner store that sells coffee would be competitors. That is about as true as making the claim that building a Peet's would undercut a gas station that happens to sell coffee. This project would be a competitor for Four Barrel Coffee - a similar business nearby. There is no reason to think that customers who have been buying corner store coffee and sandwiches would switch to a sit-down coffee shop. Also, the Mission is a huge neighborhood and the Mission Action Plan does not suggest that only immigrants be permitted to conduct business.

Most importantly, the attempts by the Cultural Action Network to suppress development and quash San Francisco businesses have a serious impact on increasing crime rates in this neighborhood. If they were genuinely interested in investing in the mission making it easier, safer and cleaner for residents to live and work in this community they would join me in supporting this project. Instead they shamefully force businesses and this body through the rigomoral of this process because they think that an empty storefront is preferable to a new place where local residents like me could go to buy a coffee and a sandwich. The Cultural Action Network and other anti-development organizations should be ashamed of their attempts to keep crime up and cleanliness down in my neighborhood.

I strongly urge you to support the change in zoning for this project to allow the construction of a coffee shop.

Best,

Jeremy Kazzaz

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 468 Turk Street - 2019-020740CUA  
**Date:** Thursday, March 25, 2021 7:12:31 AM  
**Attachments:** [468 Turk Street - 2019-020740CUA.pdf](#)

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### Commission Affairs

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**From:** Ben Libbey <[ben@yesinmybackyard.org](mailto:ben@yesinmybackyard.org)>  
**Sent:** Wednesday, March 24, 2021 4:51 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 468 Turk Street - 2019-020740CUA

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3/24/2021

San Francisco Planning Commission  
49 South Van Ness, Ste 1400  
San Francisco, CA 94103

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)

Via Email

Re: 468 Turk Street  
2019-020740CUA

Dear San Francisco Planning Commission,

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

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

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

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

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

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

...

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

The applicant proposes to demolish an existing two-story building and to construct a nine-story residential building with 101 group housing units and associated amenities.

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

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

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

Sincerely,

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sucre, Richard \(CPC\)](#)  
**Subject:** FW: Reject the conditional use proposal for 1801 Mission street  
**Date:** Thursday, March 25, 2021 7:11:11 AM

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### Commission Affairs

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**From:** Iris Biblowitz <irisbiblowitz@hotmail.com>  
**Sent:** Wednesday, March 24, 2021 4:39 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>; Rachel.Tanner@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Reject the conditional use proposal for 1801 Mission street

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Hello - I'm a retired nurse and a senior who's lived in the Mission for about 45 years and watched gentrification destroy communities, hurt families (especially Latinx, African American, and Asian), and the lives of seniors when they've been evicted or threatened with eviction. I've also witnessed serious health issues when people have dealt with the stress of being tenants during unbridled gentrification.

In addition to people and their families, I've witnessed many small, mom and pop, working-class businesses (like restaurants and cafes) close, especially during COVID. As you know, people have lost not only their lives and the lives of people they love, but their livelihoods as well. Many small businesses have not gotten any financial assistance from the city, state, or federal government, have struggled to survive, and have had to close.

So, it comes as a shock to learn that you're considering giving the green light to a new, upscale cafe in a mostly working-class neighborhood of the Mission, and on Mission street, which

remains mostly working-class, with many Latinx and Asian families. There are also SROs, schools, day care, many struggling tenants. That area of Mission and 14th streets has also seen multiple evictions of its low-income tenants over the years, including recently, I would hope that Planning would be concentrating on giving support to working-class small businesses that are hanging on by a thread, and encouraging working-class people of color to open humble businesses that will service the surrounding community. An upscale cafe brings upscale people. We've seen this story before. It's hurt many people, caused people who were housed to be living in tents after evictions, caused suffering.

Please reject this proposal and focus on people and families who are struggling to survive in the Mission and San Francisco.

I hope you, family, and friends, are feeling well.

Thank you- Iris Biblowitz, RN

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR - 308 Duncan for Meeting 3/25  
**Date:** Thursday, March 25, 2021 7:08:20 AM

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**From:** Eric Lewis <ericrlewis@gmail.com>  
**Sent:** Wednesday, March 24, 2021 4:34 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** DR - 308 Duncan for Meeting 3/25

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Project Address: 308 Duncan Street  
Record No.: 2020-00141DRP  
Building Permit Application no. 2020.0128.2919

Dear SF Planning Commission,

I'm writing in to support the DR requestor, in opposition of the proposed roof deck on the detached garage at 308 Duncan Street. The location of the proposed deck is horrible, open to the neighborhood. I walk down Comsford Street daily, it's the alley behind the property in question. There are 2 rows of houses, many have a detached garage in the back, none of them have a deck on the garage. It would be the first of its kind. It's a precedent we don't want to start. The building just added a new 4<sup>th</sup> floor, it's a story taller than the surrounding houses. It's already done enough to change the neighborhood, and not for the better. The owner is a developer and doesn't even live there. His priority is a financial one, while us residents care about the neighborhood. Please deny the permit for this deck.



Thank you,  
Eric Lewis

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Commentary toward proposed project, Record Number 2019-020740CUA [for hearing on 3-25-2021]  
**Date:** Wednesday, March 24, 2021 4:02:05 PM

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**From:** Polly Hommel <polly@pollyhommel.com>  
**Sent:** Wednesday, March 24, 2021 3:12 PM  
**To:** Craciun, Florentina (CPC) <florentina.craciun@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Kirby, Alexandra (CPC) <alexandra.kirby@sfgov.org>  
**Subject:** Commentary toward proposed project, Record Number 2019-020740CUA [for hearing on 3-25-2021]

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Commentary toward proposed project, Record Number 2019-020740CUA [for hearing on 3-25-2021]

Dear Planner, Alexandra Kirby; Environmental Reviewer, Florentina Craicun; Architect, Mark Macy; and Planning Commissioners,

In the past month since this project's hearing was continued, I have done my best to learn as much as I can about this proposed project. It has been barely enough time to gather and begin to understand the material provided online.

The matters that I find to be the most disturbing about this proposed project are as follows:

- 1) Information has not been provided to the impacted community in a way that it would be possible for the impacted community to absorb. I live in the building at 430 Turk Street, adjacent to the lot at 468 Turk Street where this project is proposed to occur. Those of us who live in this building are either seniors or disabled. There are numerous ethnicities represented, and a variety of disabilities that are experienced here. A great deal, I would say a robust majority, of the population living here is unable to read the information that was sent out by the San Francisco Planning commission about this hearing. This is due to literacy issues, vision issues, language barriers, lack of technical means to gather

information, lack of ability to navigate online, and often an inability to collect mail at all due to mobility issues. I cannot emphasize strongly enough that the manner in which these notices were prepared and mailed out is grossly insufficient given the sheer magnitude of potential impact that each resident should know is being discussed. I firmly believe there has been a negligence of effort to inform the neighborhood about what is being proposed, and what I now see has been “recommended for approval” per the current agenda for the Planning Commission’s hearing on March 25th, 2021. To the very best of my awareness there has been no information whatsoever provided to the community about the change of date of the hearing. I am appalled at the lack of communication and very much so about the lack of appropriate communication to the potentially impacted community overall. Given the lack of proper informing, I recommend the hearing be further postponed until such a time when the entire community will have been told about this proposed project in a manner that can be parsed by each individual. Were it not a health risk due to COVID-19, I would have insisted that an informational meeting be given at our building, with other potentially impacted neighbors invited, to help people know what is being proposed. As it became, to the very best of my knowledge, I am the only person in my building who had the conditions to read, understand, and research the proposed plan. Every neighbor I was able to speak to had no idea at all about the proposed project. After educating myself as best I could, I prepared a brief summary of what I have learned about the proposal, to circulate in large print within my building. Sadly, I think this is still insufficient means of notice about this hearing and about the proposed project, for the reasons listed above, and the time I had to take this action was also insufficient given the steep learning curve of figuring out what a planning proposal includes. To be vulnerable and open, I don’t know what my options are as a concerned citizen, beyond writing this letter, and taking a risk to call in for 3 minutes during the hearing on the 25th.

I was dismayed to see the new agenda for this Planning Commission hearing has a recommendation for approval of this project. I strongly object to the project itself, and as I’ve written above, to the utter lack of information that has been provided to the potentially impacted community in a way that they can understand.

I wonder what options are available? What compromises can happen? There has been no communication from the architecture firm. While I imagine there may be some financial return for those involved in funding the project, I urge the commission to consider, what does this project bring to the neighborhood? I only see drawback after drawback.

On a personal level, I object to the proposed plan because it would take away the little sun and airflow that I receive in my apartment, both of which are quite important to my wellbeing, as I’m sure it is for each of my neighbors as well. The proposed demolition and construction of an oversized building so close to my window is staggeringly upsetting. What about those of us with PTSD who are affected by loud noise and building vibration? What about those of us who need a peaceful environment? This project would devastate us. We have nowhere else to go. I have seen no offer of concession or promise to work within certain hours only, to promise days of quietness. And even if such a promise had been extended, where could we go during construction hours, and how would we get there?

Finally, I strongly question the appropriateness of this project at all. Why would anyone think to place a brand new for-profit, privately-funded, market-rate, high-tech “micro-pad” building at this location? I feel this is a pure power grab, where the architecture firm and those who are funding the project are explicitly looking to take advantage of the vulnerable surrounding population who barely have the conditions to support themselves, and who have not been provided with sufficient resources to understand what may be coming. Even the architectural firm’s website is misleading, featuring pictures of homeless people and

claiming to be helping solve the homelessness crisis. What an offensive lie.

I strongly oppose this project, I am offended at the lacking manner in which it has come to the point it is at, and it is a destructive proposition to the residents it would impact so horribly.

Sincerely,  
Polly Hommel

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Weissglass, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 666 Hamilton Street Comments  
**Date:** Wednesday, March 24, 2021 4:01:43 PM

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### Commission Affairs

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**From:** john doe <keepthepeace30@gmail.com>  
**Sent:** Wednesday, March 24, 2021 3:05 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 666 Hamilton Street Comments

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Hello there neighbors,

I don't want to cause any problems and believe anyone should be able to build their home if they would like to however I felt it was necessary to voice my concerns as I feel the Planning Staff rushed this potential project so much. I live down the block on Hamilton Street and do my daily morning walk past 666 Hamilton Street for the past 30-years and I have lived in the Portola my whole adult life and when I saw the Plans and the SF Planning Commission website I was immediately **bothered** as they have the Project Neighborhood listed in the neighborhood of the **Excelsior?** That was just a slap in the face. My friend used to work for an Architect and he used to tell me stories of how they used to spend hours upon hours checking their drawings before submitting for Permits so I don't even know how the Architect or the new homeowner didn't even flag this mistake as it's on the 2nd page of the drawings. Neither did the Planners catch this mistake? What happened here? This is disrespectful as it shows no interest or concern for getting things right. I believe that's why pencils have erasers as we all make mistakes as I am sure this email has spelling errors and grammatical errors but I would have appreciated the City Planners at least trying to make it look like there was an effort to listen to neighborhood concerns. Don't get me wrong, God Bless the neighbors for fighting for the saving of the redwood tree but 3 homes on a lot that was originally meant for just one home seems like a worthwhile historical aspect of the lot and the home? Where is the Historical Department or the Historical Society on this one? We were able as a neighborhood

to keep 460 Hamilton Street property from being demolished.

Don't get me wrong, I was excited to hear the abandoned property was finally purchased as the previous family left it in ruins and now I understand that was the best investment strategy ever. Don't clean up, leave it abandoned, create blight in the neighborhood since 1987, and then sell it for millions. Wow. The City hasn't even asked the new owner to put up a fence or clean the yard repeatedly. Well I won't write anymore because I don't know what happens next but I sure would love to see the **alternate site plan** which was submitted to the Planners be taken a little bit more seriously as it at least felt like there was more space between the homes. We live in the Portola and City Living has us all packed like Sardines. Why couldn't the alternate plan be taken seriously and have space between the existing homes and the new development homes. Noe Valley stays nice because I always felt the City treated them better. I have lived through 2 economic booms in San Francisco and not once has it reached the Portola until now (2001 dotcom bubble, 2008 housing bubble) and I would love it if we weren't just run over with development.

Sincerely,

Concerned Portola Neighbor

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Continuance Request to April 15th for Item #9 468 Turk Street  
**Date:** Wednesday, March 24, 2021 4:01:01 PM

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### Commission Affairs

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**From:** RivamonteMesa, Abigail (BOS) <[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)>  
**Sent:** Wednesday, March 24, 2021 2:43 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@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:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Mahogany, Honey (BOS) <[honey.mahogany@sfgov.org](mailto:honey.mahogany@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Subject:** Re: Continuance Request to April 15th for Item #9 468 Turk Street

Yes, and I told them that Supervisor Haney is OK with two weeks. However, since April 8th meeting is cancelled I am suggesting April 15th.

Abigail Rivamonte Mesa, Chief of Staff

Office of Supervisor Matt Haney, District 6

[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)

For Covid-19 updates | [WWW.SF.GOV](http://WWW.SF.GOV) | Dial 311 | Text COVID19SF to 888-777

I am working from home due to the COVID-19 Stay Safer at Home Order and will be most responsive via email

---

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

**Sent:** Wednesday, March 24, 2021 2:25 PM

**To:** RivamonteMesa, Abigail (BOS) <[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@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:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Mahogany, Honey (BOS) <[honey.mahogany@sfgov.org](mailto:honey.mahogany@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>

**Subject:** Re: Continuance Request to April 15th for Item #9 468 Turk Street

Abigail,

The Sponsor has agreed to a continuance, however, they are requesting April 1<sup>st</sup>.

**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:** "RivamonteMesa, Abigail (BOS)" <[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)>

**Date:** Wednesday, March 24, 2021 at 11:39 AM

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

**Cc:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "Haney, Matt (BOS)" <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>, "Mahogany, Honey (BOS)" <[honey.mahogany@sfgov.org](mailto:honey.mahogany@sfgov.org)>, "Asbagh, Claudine (CPC)" <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>, Aaron Starr <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>

**Subject:** Continuance Request to April 15th for Item #9 468 Turk Street

President Koppel and Commissioners,

Our office would like to request a continuance to April 15th for [Item #9 468 Turk Street](#) which is on tomorrow's planning commission agenda.

I've reached out to the Project Sponsor and they are aware of our request and have agreed to engage with community members on this project.

Please let me know if you have any questions.



Best,  
Abigail

--

Abigail Rivamonte Mesa, Chief of Staff

Office of Supervisor Matt Haney, District 6

[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)

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I am working from home due to the COVID-19 Stay Safer at Home Order and will be most responsive via email

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEW EFFORT TO PROTECT PUBLIC SAFETY AND COMBAT ANTI-ASIAN VIOLENCE IN SAN FRANCISCO  
**Date:** Wednesday, March 24, 2021 2:26:43 PM  
**Attachments:** [03.24.21 Public Safety.pdf](#)

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

---

**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Wednesday, March 24, 2021 at 11:18 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEW EFFORT TO PROTECT PUBLIC SAFETY AND COMBAT ANTI-ASIAN VIOLENCE IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**  
Wednesday, March 24, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

## **MAYOR LONDON BREED ANNOUNCES NEW EFFORT TO PROTECT PUBLIC SAFETY AND COMBAT ANTI-ASIAN VIOLENCE IN SAN FRANCISCO**

*City to expand the Street Violence Intervention Program in partnership with API non-profit organizations with new community safety teams in several neighborhoods and extend a program to accompany seniors to medical and personal appointments*

**San Francisco, CA** — Mayor London N. Breed today announced new efforts to advance public safety in San Francisco and provide targeted support to members of San Francisco's Asian and Pacific Islander (API) community. The first is an expanded community safety teams program that will provide outreach, support, and engagement in key neighborhood corridors throughout the City. The second is the extension of a program to accompany seniors to medical and personal appointments.

“San Francisco, like many areas around California and the country, has seen unacceptable violence targeting out Asian and Pacific Islander residents,” said Mayor Breed. “In an effort to create a meaningful and sustainable response to protect our residents we’re providing a proactive, culturally competent, community-based response. Our goal with these two programs is to build trust among our diverse communities and increase public safety for everyone in San Francisco.”

**[Community Safety Teams Program](#)**

Mayor Breed is announcing a new initiative to create community safety teams that will serve as a proactive presence providing outreach, support, and engagement in key neighborhood corridors throughout the City. This effort will be accomplished through an expansion of the Street Violence Intervention Program (SVIP) and partnership with community organizations rooted in San Francisco's API communities.

The collaboration between SVIP and API community-based organizations will ensure these teams are culturally-competent and can collectively advance the work of building racial solidarity while also increasing public safety. The community safety teams will begin working in the following neighborhood corridors:

- Leland Avenue in Visitacion Valley
- Grant and Stockton Streets in Chinatown
- Clement Street in the Richmond
- San Bruno Avenue in the Portola
- Larkin, Eddy, Turk, Ellis, Golden Gate Streets in the Tenderloin

The City is working to create the teams as quickly as possible and expects that the teams will be in the neighborhood corridors no later than the beginning of summer. Following the initial phase of this program, the City may expand the program to additional corridors and neighborhoods including those in the Sunset, Outer Mission, and OMI communities.

### **Senior Escort Program**

The Mayor is also investing in continuing a senior escort program, which provides individuals to accompany seniors to medical and personal appointments, such as going to the bank, grocery store, or doctor's office. This program provides seniors with the added security of having a companion when walking around or taking transit. This program is currently focused in Chinatown, and the City will work with senior service centers and providers in other communities to assess interest in expanding to other areas of the City. Seniors interested in this program should call the Department of Disability and Aging Services (DAS) Resource Hub at (415) 355-6700.

“San Francisco is stepping up to combat anti-Asian violence and provide our most vulnerable with real resources during this difficult time,” said Assemblymember David Chiu. “I applaud Mayor Breed for taking this action to protect our API communities and keep all San Franciscans safe.”

“I thank Mayor Breed for her leadership in expanding the Street Violence Intervention Program (SVIP) and partnering with the Coalition of Community Safety and Justice (CCSJ) to continue our work to serve the myriad needs of our community,” said Sarah Ching-Ting Wan, Executive Director, Community Youth Center of San Francisco. “As we respond to the immediate challenges faced by APIs in the City, in lieu of increased vandalism, burglaries, violence, and acts of hate, this community-centered approach will build on multi-cultural solidarity between different groups enabling the outreach team to work with the community to provide resources and aid for people in need. The expansion of SVIP is an encouraging step towards bringing our diverse communities together to prevent violence in the city, especially towards vulnerable and marginalized groups.”

“To provide immediate relief and reassurance to our seniors, Self-Help for the Elderly will bring back the Senior Escorts Services so our staff can accompany our seniors to the banks, doctors' appointments, grocery shopping and other important errands,” said Anni Chung,

President and CEO, Self-Help for the Elderly. “Many thanks to Mayor Breed for supporting this emergency measure for our seniors during these very challenging times.”

### **Other Recent Community Safety Efforts**

Today’s announcement builds upon two recent initiatives that Mayor Breed and other City officials announced to prevent repeat offenses and gun violence in San Francisco. In February, Mayor Breed and other City partners announced an agreement among the justice partners to implement coordinated efforts to prevent individuals from committing repeat offenses in San Francisco. San Francisco is also moving forward with an initiative aimed at preventing gun violence as part of an effort with the San Francisco Police Department and SVIP.

San Francisco has also received a \$1.5 million California Violence Intervention and Prevention Grant over the next three years to help reduce shootings, break the cycle of recidivism, and to build trust between the community and the Police Department.

That program will start by identifying individuals who are most at risk of either engaging in gun violence or falling victim to gun violence and will connect them with SVIP to receive services and support. SVIP is on the ground, in the community, working with at-risk individuals by providing mentorship, guidance, and a path forward that does not involve violence. SVIP engages not only with the individual, but with their family and their support network to get them out of situations that can lead to violence and instead set them on a path to success. SVIP is currently in the process of identifying approximately 30 individuals who are the most at risk of either engaging in or becoming a victim of gun violence.

###

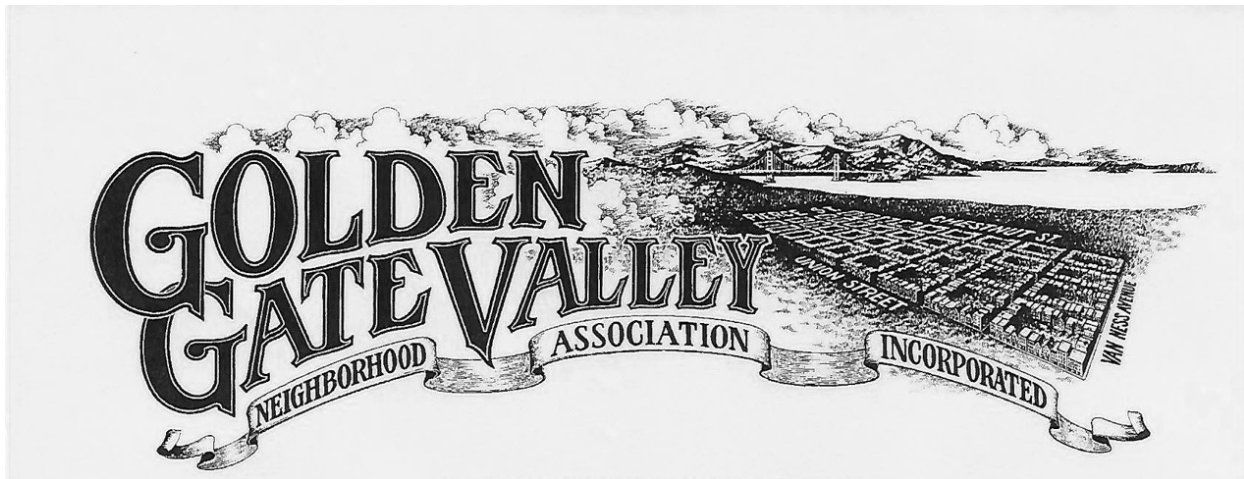
**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Cannabis Lounge at 3109 Fillmore Street  
**Date:** Wednesday, March 24, 2021 1:53:21 PM  
**Attachments:** [GGVNA Letter About 3109 Fillmore Street.pdf](#)

**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](#)

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

**From:** Phil Faroudja <[phil@faroudja-inc.com](mailto:phil@faroudja-inc.com)>  
**Sent:** Wednesday, March 24, 2021 1:27 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Proposed Cannabis Lounge at 3109 Fillmore Street

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P.O. Box 29086  
1111 Presidio Station  
San Francisco, CA 94129

March 24, 2021

Re: Proposed Cannabis Lounge at 3109 Fillmore Street

Dear San Francisco Planning Department:

Golden Gate Valley Neighborhood Association opposes an on-site smoking and vaporizing cannabis lounge at 3109 Fillmore Street for the following reasons.

First, smoking cannabis in public is not legal in California. When Proposition 64 passed, allowing cannabis in our state, it came with restrictions including that smoking pot could only be done in private. A lounge is definitely a public place. For this reason, there are currently no cannabis lounges in San Francisco or California. It would be a violation of state law.

Second, indoor smoking was banned in California in the 1990s. The ban applies to all public buildings, workplaces, restaurants, bars, taverns, and the like. An indoor smoking lounge is not permitted under current law.

Third, while cannabis is legal in California, it is still federally illegal and controversial, and may not lend itself readily to our neighborhood consisting of a mixture of children, young adults and retirees all living in close proximity. Some residents have expressed concerns about the sale of cannabis in the area.

Golden Gate Valley Neighborhood Association urges the city to reject this request for the above reasons. While we certainly want to see our great local businesses thrive, they do need to follow existing regulations.

Many thanks for your kind attention.

Sincerely yours,

Phil Faroudja  
President, GGVNA

**From:** [CPC-Commissions Secretary](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-001088cua 4211 26th St. 3-25-2021  
**Date:** Wednesday, March 24, 2021 11:49:49 AM  
**Attachments:** [4211 26th street hearing 3-25-21.docx](#)

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### Commission Affairs

San Francisco Planning  
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**From:** Kathy Lipscomb <kathylipscomb2@gmail.com>  
**Sent:** Wednesday, March 24, 2021 11:42 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; theresa.imperial@sf.gov.org; rachel.tanner@sfgov.org  
**Subject:** 2018-001088cua 4211 26th St. 3-25-2021

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Thank you for your attention to this testimony for 3/25/21 hearing.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 308 Duncan - DR - Please include in PC Package  
**Date:** Wednesday, March 24, 2021 11:08:34 AM  
**Attachments:** [308 Duncan DR supplemental material from Project Sponsor.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:** Wednesday, March 24, 2021 at 10:33 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** FW: 308 Duncan - DR - Please include in PC Package

Jonas,

The project sponsor is requesting these be forwarded to the commissioners.

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:** Troy Kashanipour <tk@tkworkshop.com>  
**Sent:** Tuesday, March 23, 2021 10:01 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; Finbarr Collins <fincol@sbcglobal.net>  
**Subject:** 308 Duncan - DR - Please include in PC Package

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

Hi David,

Please include these additional diagrams and photographs in the package to the Planning Commission for this Thursday.

Thank you,

Troy

Troy Kashanipour Architecture. LEED AP  
2325 Third Street Suite 401  
San Francisco CA, 94107  
phone/fax: 415.431.0869  
cell: 415.290.8844  
email: [tk@tkworkshop.com](mailto:tk@tkworkshop.com)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Continuances  
**Date:** Wednesday, March 24, 2021 8:57:57 AM

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Commissioners,  
Please be advised that  
Powell on your Consent Calendar and Turk on your Regular Calendar are requesting continuances.

**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 \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Wednesday, March 24, 2021 8:29:52 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)  
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**From:** Stephen Dodson <info@email.actionnetwork.org>  
**Reply-To:** "stephen.j.dodson@gmail.com" <stephen.j.dodson@gmail.com>  
**Date:** Tuesday, March 23, 2021 at 10:27 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25

-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Stephen Dodson  
stephen.j.dodson@gmail.com

San Francisco, California 94114

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Weissglass, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project Address: 666 Hamilton Street/Rec# 2020-007383CUA  
**Date:** Wednesday, March 24, 2021 8:29:15 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:** Kelly Torres <[torres.kk@gmail.com](mailto:torres.kk@gmail.com)>  
**Sent:** Wednesday, March 24, 2021 12:22 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: Project Address: 666 Hamilton Street/Rec# 2020-007383CUA

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Recalling sent email. Delete; updated document pending.

On Tue, Mar 23, 2021, 11:25 PM Kelly Torres <[torres.kk@gmail.com](mailto:torres.kk@gmail.com)> wrote:

Dear Planning Commission,

Please accept the following document and make it a part of the hearing planned for March 25, 2021 for the project at 666 Hamilton Street .

Thank you,  
Kelly Torres

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Weissglass, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: FINAL PUBLIC COMMENT DOCUMENT FOR 666 Hamilton St  
**Date:** Wednesday, March 24, 2021 8:28:06 AM  
**Attachments:** [PlanningCmmssn\\_666HamiltonSt.pdf](#)

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### Commission Affairs

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---

**From:** Kelly Torres <torres.kk@gmail.com>  
**Sent:** Wednesday, March 24, 2021 7:45 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** FINAL PUBLIC COMMENT DOCUMENT FOR 666 Hamilton St

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

Dear Planning Commission,

THIS DOCUMENT REPLACES THE DOCUMENT SENT IN A MARCH 23, 2021 EMAIL PLEASE DELETE THAT FORMER EMAIL AND DOCUMENT.

This is the final document with comments from community members not in favor of the demolition of a historic home in our neighborhood. Please accept the following document and make it part of the hearing planned for March 25, 2021, for the project at 666 Hamilton Street.

Thank you,  
Kelly Torres

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Dispensary on Fillmore /pixley  
**Date:** Wednesday, March 24, 2021 8:24:40 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)  
San Francisco Property Information Map

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

From: Eileen McCarthy <[emcc9@hotmail.com](mailto:emcc9@hotmail.com)>  
Sent: Wednesday, March 24, 2021 8:12 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Dispensary on Fillmore /pixley

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

Commissions Secretary:

I am writing to communicate my disappointment and vehement opposition to a potential permit being granted for a Vaporizing lounge on Fillmore at Pixley in the marina district. My children attend school a few doors down from this location and there is already an increasing issue with people smoking in front of their very school. The owner of the school often has to close all the windows to keep the air quality adequate for the children and this would only increase this issue. I am a long-term resident of San Francisco who made a choice to raise my children here based on the overall healthy values this city represents. I have no opposition to recreational use of marijuana and I understand that at the end of the day the city needs money but at what cost? I hope we can take a stand for the welfare of our children over the mighty dollar. There are six schools in walking distance to this area as I'm sure you are aware. There's also a dispensary on Lombard near this location. I earnestly hope we can set some parameters for future proposals that as a city we oppose. Perhaps find a location that would not be so heavily trafficked by children. While I voted to legalize marijuana I did so with full trust that the city could maintain healthy values for our children first and foremost and approving this location would certainly send a message that the values of this city are in fact changing.

As many families have left SF I've stayed my ground because I believe it still is an incredible place to live, especially for kids. I entrust that you'll make the best decision for all involved.

Thank you,  
Eileen McCarthy

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: We need new Diamond Heights homes!  
**Date:** Tuesday, March 23, 2021 8:34:32 PM

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

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

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**From:** Paul Alsdorf <info@email.actionnetwork.org>  
**Reply-To:** "palsdorf@gmail.com" <palsdorf@gmail.com>  
**Date:** Tuesday, March 23, 2021 at 7:39 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** We need new Diamond Heights homes!

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

Jonas Ionin,

I cannot emphasize enough how important it is for you to support, as I do, the project for the lot at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

A no-displacement development is a no-brainer! This would mark a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25 -27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's

Office of Housing.

As you know, the proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Paul Alsdorf  
palsdorf@gmail.com

San Francisco, California 94131

|



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Tuesday, March 23, 2021 7:12:38 PM

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

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

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**From:** Emily Shenfield <info@email.actionnetwork.org>  
**Reply-To:** "emily.shenfield@gmail.com" <emily.shenfield@gmail.com>  
**Date:** Tuesday, March 23, 2021 at 3:11 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25

-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

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6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Emily Shenfield  
emily.shenfield@gmail.com

San Francisco, California 94114

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS CAROL ISEN AS HUMAN RESOURCES DIRECTOR  
**Date:** Tuesday, March 23, 2021 7:09:50 PM  
**Attachments:** [03.23.21 Human Resources Director Carol Isen.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, March 23, 2021 at 6:05 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS CAROL ISEN AS HUMAN RESOURCES DIRECTOR

**FOR IMMEDIATE RELEASE:**  
Tuesday, March 23, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS  
CAROL ISEN AS HUMAN RESOURCES DIRECTOR**

*Nominated by Mayor London Breed, Isen has served as Acting Director of the Department of Human Resources since October 2020 and has decades of experience in human resources and labor relations*

**San Francisco, CA** — The Board of Supervisors voted unanimously today to confirm Carol Isen as Human Resources Director for the City and County of San Francisco. Mayor London N. Breed nominated Isen to the position earlier this month, following a comprehensive search for the position. Isen brings a wealth of experience and an established record of success to the role, and is the first openly LGBT individual to serve in the role of Human Resources Director in San Francisco.

Isen has served as Acting Director of the Department of Human Resources since October 2020, prior to which she served three years as Employee Relations Director. She previously served as Chief Labor Relations Director for San Francisco Bay Area Rapid Transit (BART) and also served for over a decade as Director of Labor Relations and Community Programs for the San Francisco Public Utilities Commission.

“As we look ahead to San Francisco’s recovery and the challenges that are before us, I’m confident that Carol Isen is the right person to lead the Department of Human Resources. She will make sure our employees are supported and that we maintain a workforce that is diverse and inclusive,” said Mayor Breed. “She is a capable and respected leader, and I am proud to

have nominated her to this position.”

Isen has an extensive and well-respected career in public service. In 2014, following her recruitment to BART, Isen led a 30-day, small scale negotiations between the BART General Manager and all non-safety unions resulting in a five-year contract extension, which were widely viewed as essential to full recovery from the 2013 BART strike. Most recently, in November 2020, Mayor Breed and Acting Director Isen announced a plan for an independent and comprehensive review of the City’s Equal Employment Opportunities (EEO) policies and procedures. Recommendations from the review will support their shared vision to improve the employee experience by ensuring that employees are welcomed, respected, and supported, and that they have the opportunity to develop and advance professionally and build a career with the City.

“I am grateful and honored to serve as Human Resources Director for the City and County of San Francisco,” said Carol Isen “I am inspired everyday by the intelligence, compassion and commitment and our city workforce of over 36,000 people. I look forward to reforming, revitalizing and modernizing the Department of Human Resources to ensure that City government is a place where all employees are respected, heard and are treated fairly so that we can serve the resident of San Francisco to the best of our abilities. In the coming months we will take a thorough and thoughtful look at our operations and services, and focus on the priorities that help us reach those ideals.”

Acting Director Isen has been committed to cultivating a culture of respect, accountability, and belonging, as well as other structural changes that will create better transparency for EEO claims to better serve City employees. Throughout her career, Isen has been involved in labor and employment advocacy and representation in San Francisco government. From 1984 to 2003, she was an organizer, negotiator and Associate Director for the International Federation of Professional and Technical Engineers (IFPTE), Local 21.

Acting Director Isen has been deeply involved in transformative changes to the City’s governance and human resources structure, such as charter amendments creating the Department of Human Resources and establishing the City’s now long-standing and unique local rules governing collective bargaining. She has long displayed her commitment to civil rights in the workplace, merit system employment and promoting community development through job training and opportunities, as well as her support for transformative changes to how human resources works for employees to foster a modern merit-based employment system free of bias and nepotism.

Isen is a graduate of University of Michigan Residential College and earned a Master of City Planning degree from University of California at Berkeley.

The Department of Human Resources provides human resource services to approximately 60 city departments, with a total workforce of over 38,000 employees.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to Location  
**Date:** Tuesday, March 23, 2021 2:34:57 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.

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

From: Sara Jayne Baldwin <[baldwin.sarajayne@gmail.com](mailto:baldwin.sarajayne@gmail.com)>  
Sent: Tuesday, March 23, 2021 12:44 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Objection to Location

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

Hello,

I am writing to object a location proposal for a cannabis retail store. The location is 3109 Fillmore Street (Fillmore and Pixley). My child goes to preschool on Pixley street. All three of my children have gone to this school. The reason I am opposed to this location is because I believe it will increase loitering and smoking near the school. There are also 6 other schools on the same block. Our teacher is already having trouble with ventilation in the school (which is so important with covid) because of smoking, urination, and noise. I believe adding a cannabis retail store near by will increase this problem.

Please reconsider this location so that the children can continue going to school in a safe, smoke-free environment.

Thank you,

Sara Baldwin  
(801) 558-8709

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Tuesday, March 23, 2021 11:49:03 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Charles Whitfield <info@email.actionnetwork.org>  
**Sent:** Tuesday, March 23, 2021 11:09 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

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Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

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6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Charles Whitfield  
whitfield.cw@gmail.com  
1 St Francis Place  
San Francisco, California 94114

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO REOPENS AND EXPANDS BUSINESSES AND ACTIVITIES AS IT MOVES INTO THE STATE'S ORANGE TIER  
**Date:** Tuesday, March 23, 2021 11:48:17 AM  
**Attachments:** [03.23.21 COVID-19 Update Orange tier.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, March 23, 2021 11:15 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO REOPENS AND EXPANDS BUSINESSES AND ACTIVITIES AS IT MOVES INTO THE STATE'S ORANGE TIER

**FOR IMMEDIATE RELEASE:**

Tuesday, March 23, 2021

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

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

**SAN FRANCISCO REOPENS AND EXPANDS BUSINESSES  
AND ACTIVITIES AS IT MOVES INTO THE STATE'S  
ORANGE TIER**

*Beginning Wednesday, March 24, San Francisco will reopen indoor offices, outdoor bars, and indoor recreation, as well as expand outdoor entertainment, and a number of activities in accordance with State restrictions and additional local limits*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that San Francisco will resume most businesses and activities that are allowed by the State in the orange tier for counties with moderate transmission levels, following the City's assignment to that tier. With some exceptions, San Francisco's reopening will align with what is permitted by the State. New and expanded businesses and activities can reopen starting Wednesday, March 24 at 8:00am, as long as they comply with required safety protocols.

As of today, March 23, San Francisco has met the State's criteria to advance to the less restrictive orange tier on the [Blueprint for a Safer Economy](#), based on its COVID-19 cases, hospitalizations, and other health equity metrics. With this move, San Francisco will open non-essential offices up to 25% capacity, bars and breweries for outdoor service, and some indoor family recreation up to 25% capacity. San Francisco has also established a timeline to



resume outdoor arts, theater, and music performances and festivals for audiences of up to 50 people beginning April 1 and is working to create guidelines for outdoor spectator sports and large outdoor entertainment venues as well. In addition to the activities being reopened, a significant number of activities reopened in previous tiers will expand capacity, including all retail, personal services and equipment rental, outdoor and indoor dining, outdoor and indoor fitness, indoor religious activities, indoor movie theaters, museums, zoos and aquariums, and open air bus and boat tours. Most indoor businesses will be allowed at up to 50%, with exceptions for non-essential offices, indoor family entertainment, gyms and fitness centers, and indoor recreational facilities.

“Thanks to the continued efforts of San Franciscans to follow public health guidelines, along with our efforts to vaccinate people as quickly as we can, we’re at a place in our fight against this virus where we can continue to move forward with reopening San Francisco,” said Mayor Breed. “This year has been so tough on so many—from our kids and families, to our small businesses and their employees—and this move to the orange tier and reopening more activities and businesses than we have since last March gives us all more hope for the future. We’re expanding more activities and opportunities for San Franciscans to have fun and enjoy their city, and making it easier on our businesses to operate and recover. Now we need to all keep doing our part to get San Francisco on the road to recovery by wearing masks when we go out, keeping our distance from others, getting tested if we feel sick, and showing up to get vaccinated when it’s our turn.”

In addition, several indoor sports and recreation activities may open and outdoor recreational activities may expand to increase capacity and number of attendees. Outdoor pools may open at up to 50% capacity and certain outdoor tournaments can take place in golf, tennis, and pickleball so long as social distancing requirements can be maintained and spectators do not attend. Indoor pools may open at up to 25% capacity and indoor sports and recreation for both youth and adults may resume at 25% capacity for many sports activities, including some moderate and high impact sports, such as basketball and martial arts, with specific safety protocols in place. Outdoor childcare programs and all out of school time programs for youth other than sports programs may increase to up to 27 individuals including personnel, and San Francisco intends to resume overnight camps as of June 1.

With the move into the orange tier, San Francisco is expanding the number of people able to participate in outdoor gatherings to 25. Following CDC guidelines, the City has also announced guidelines to resume indoor small gatherings in residences for up to 12 people of up to three households. Outdoor activities remain safer than indoor activities and groups are encouraged to continue gathering outdoors whenever possible, particularly if they include unvaccinated individuals.

San Francisco’s new COVID-19 cases and hospitalizations continue to decline. At this time, San Francisco is averaging 31 new cases a day, which is comparable to where the City was in mid-November before the most recent surge. Although San Francisco’s new cases and hospitalization have been trending in a positive direction, the growing prevalence of the U.K. (B.1.1.7), West Coast (B.1.427 and B.1.428) and the South African (B.1.351) variants in the Bay Area as well as the Brazilian variant (P.1), which was recently detected in California, represent a potential increased risk of contagiousness and greater community spread.

Continued adherence to public health mitigation measures such as wearing masks, washing hands and physical distancing will limit the impact of variants, particularly as more indoor

activities continue to open and expand. As public health officials continue to monitor San Francisco's health indicators, the City may choose to implement a phased or lagged approach to reopening subsequent tiers in order to ensure sufficient analysis about how health indicators have responded to the reopening of activities, manage risk, and protect public health.

“The progress that we are making as a City is a testament to our shared sense of commitment to following the health guidelines and to doing what it takes to slow the spread of COVID-19,” says Dr. Grant Colfax. “Our collective efforts have saved countless lives, but we are not ready to let our guard down just yet without more vaccine and the ongoing threat of variants that spread rapidly. We need to keep up the good work so that we can continue on this forward trajectory. Wear your masks, practice physical distancing, choose outdoor over indoor activities, get your vaccine when you are eligible and, as some of us head back into our workspaces, remember to get tested if you experience any symptoms and stay home if you are sick. The light at the end of the tunnel is shining brighter every day; we just have to get more vaccine and buckle down a little longer until we reach the end.”

Further supporting San Francisco's reopening is the City's ongoing vaccination efforts. At this time, nearly 40% of San Francisco's population has received the first dose of vaccine, as have 77% of the City's residents over 65. Last week, the City began allowing anyone over the age of 16 with a qualifying underlying health condition to receive a vaccine and has the capacity to vaccinate 20,000 people a day. Although limitations to consistent COVID-19 vaccine supply remain a challenge preventing the City from distributing vaccines to its full capacity, it continues to make significant progress toward vaccinating people who live and work in San Francisco.

The City is making headway in minimizing the risk presented by the coronavirus through its vaccination efforts and its balanced approach to reopening and harm reduction behaviors. This allows key activities central to the City's economy, such as offices, dining, and some forms of entertainment to begin to reopen. While the City is updating its health order to come into near alignment with the State reopening guidelines, it continues to limit some activities, particularly those where people to gather indoors without masks or for extended amounts of time, in order to minimize the risk to public health.

Similarly, San Francisco continues to focus on harm reduction approaches to managing public health. Health officials continue to emphasize the need for masking and social distancing by all, including those who have been vaccinated when outside their homes, prioritizing the reopening of outdoor activities, and encouraging businesses to have outdoor options wherever possible. People at risk for severe illness with COVID-19, such as unvaccinated older adults and individuals with health risks, and members of their household are urged to continue taking strong precautions by choosing lower-risk options whenever possible.

“After a year of restricted economic activities, San Franciscans are able to celebrate this milestone in our reopening. This progress means our restaurants, retailers, gyms, bars, museums, personal service establishments, offices, and other businesses can open their doors to more patrons which will in turn help preserve and grow jobs in industries that were hit hard during the height of this pandemic,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “Furthermore, bringing more people back into our neighborhood commercial corridors will be vital to the overall health of the city and its economic recovery.”

With this in mind, the San Francisco Department of Public Health will issue [final health and safety guidelines](#) to reopen activities allowed under the orange tier of the State's Blueprint for a Safer Economy, with some additional local restrictions, effective as of 8:00am Wednesday, March 24, 2021. The City will post the revised Health Order with detailed requirements to its [webpage](#) by the end of the day today March 23, 2021. Under the new Health Order, the following activities will be opened or expanded.

### **Activities to Resume Wednesday, March 24, 2021**

The following activities may be reopened:

- **Offices**
  - Indoor non-essential offices of 20 or more employees may reopen at up to 25% capacity, including meeting and conference rooms at 25% (though use of conference rooms should be minimized).
  - Indoor offices of fewer than 20 employees must reduce their capacity to whatever allows for required 6 feet of physical distancing between employees at all times.
- **Indoor family entertainment**
  - Indoor bowling alleys, mini golf, pool halls, and other family entertainment where individuals may readily maintain at least 6 feet of distance may open up to 25% capacity with groups consisting of members of one household.
  - Concessions are allowed following indoor dining rules in a separate room or with 12 feet of space from other activities.
- **Indoor recreation**
  - Indoor recreational facilities may open to 25% capacity up to 100 people.
  - Up to 12 participants from up to 3 households may participate in low-contact indoor recreation (and from up to 4 households in the case of indoor tennis and pickleball).
  - Indoor organized sports for youth and adults may resume with stable groups of up to 16 participants, with no household limitation. For moderate- or high-contact sport involving middle school, high school or adult participants, regular testing and a COVID-19 prevention plan must be in place. Elementary age children may not participate in moderate or high contact sports. Spectators are not allowed in any context except the necessary supervision of children in youth sports. Adults may only participate in up to two organized activities at a time, and only one activity if it is a moderate- or high-contact sport. Youth may only participate in one organized indoor activity at a time.
  - Competitions may only occur in county or with teams from adjacent counties (i.e., Marin, San Mateo, and Alameda) in an equal or less restrictive tier. Consistent with State guidelines, travel for out of state tournaments may not take place.
  - Indoor ice hockey, wrestling, and water polo remain prohibited.
- **Indoor gatherings**
  - Up to 12 people from 3 households may gather in a private residence, with face coverings and with ventilation measures and distancing urged. Such gatherings are discouraged unless they are gatherings with vaccinated individuals consistent with CDC guidelines. If possible gatherings should take place outdoors.
- **Outdoor bars, breweries, wineries and distilleries**
  - Bars, breweries, wineries and distilleries may open for outdoor, seated table service of up to 6 people at a table without the provision of a meal. Guests may not mingle between tables. Indoor bars, breweries and wineries without meal service remain closed.

The following activities may expand their operating capacity:

- Dining
  - Indoor dining at restaurants, bars serving meals, cafes and coffee shops, hotels, museums, and food courts in shopping malls may expand to 50% capacity up to 200 patrons. Table size may expand to up to 6 guests from up to 3 households. Service must end by 11:00 pm.
  - Outdoor dining may remove restrictions of number of households seated at a table and may allow group reservations of up to two tables outdoors (12 people maximum). Tables remain limited to 6 guests. Tables may be seated outdoors for drink service only.
- Gyms and Fitness
  - Indoor gyms, fitness centers and climbing walls may expand to 25% capacity up to 100 patrons, including youth patrons under the age of 18.
  - Group fitness classes including cardio may resume up to lesser of 25% capacity or 100 people.
  - Indoor locker rooms and showers may open with the implementation of a DPH approved ventilation measure. Indoor sauna, steam rooms and hot tubs remain closed.
  - The 25-person limitation to outdoor fitness classes is lifted as long as physical distancing between participants can be maintained.
- Retail
  - Stand-alone retail, shopping centers, low-contact retail services, equipment rental, financial institutions, laundromats, etc. may expand indoor customer capacity to 50%.
  - Personnel may handle customer-supplied items such as reusable bags, jars, mugs, and other containers.
- Personal services
  - Indoor personal services may expand to 50% customer capacity.
- Museums, zoos, and aquariums
  - Indoor museums, zoos and aquariums may expand to 50% customer capacity with an approved safety plan. Coat rooms and interactive exhibits may resume with sanitation protocols in place. Auditoriums may reopen for movies following indoor movie theater guidelines.
  - Outdoor zoos may expand to full capacity outdoors, with physical distancing in place under an approved safety plan.
- Indoor worship and funerals
  - Indoor worship and funerals may expand to 50% capacity and may resume singing, chanting and playing wind and brass instruments following applicable health rules including face coverings and maintaining 12 feet of distancing between households.
- Indoor political demonstrations
  - Indoor political demonstrations, such as campaign rallies, may expand to 50% of maximum capacity and may resume singing, chanting and playing wind and brass instruments following applicable health rules including face coverings and maintaining 12 feet of distancing between households.
- Live Entertainment
  - Indoor and outdoor live entertainment in a dining or other permitted venue context may include singing and playing wind and brass instruments following applicable health rules including face coverings and maintaining 12 feet of

distancing between households.

- Outdoor live entertainment in a drive-in context may increase beyond 6 entertainers to whatever is possible with physical distancing in place and may include singing and playing wind and brass instruments following applicable health rules including face coverings and maintaining 12 feet of distancing between households.
- Indoor movie theaters
  - Indoor movie theaters may expand to 50% capacity up to 200 people.
  - Seated food or beverage concessions may resume for groups of audience members of up to 6 people from up to 3 households so long as there is 6 feet of distance between them and other audience members and a DPH approved ventilation measure is in place.
  - If there are multiple auditoriums, each auditorium is limited to the lesser of 50% or 200 people provided the theater complex does not exceed 50% capacity.
- Film Production
  - Outdoor film production may expand to 50 people.
- Higher education and adult education
  - Indoor classes, including lecture classes, and on-campus libraries may resume at 50% capacity up to 200 students.
  - Core essential class may continue without a maximum capacity limit as long as physical distancing can be maintained.
- Outdoor tour operators
  - Open-air boat and bus tours may expand to 25 patrons, or physically distanced groups of up to 25 if more than 25 patrons total.
- Pools
  - Indoor swimming pools may open for general use up to 25% capacity. Indoor water fitness classes must remain closed.
  - Outdoor pools may open for general use up to 50% capacity. Outdoor gentle water aerobics classes may resume.
- Outdoor family entertainment
  - Outdoor family entertainment such as roller and ice skating rinks may expand to full capacity outdoors with physical distancing in place.
  - Standalone amusement park rides may allow members of three households to inhabit enclosed spaces such as cars or cabins, with ventilation measures encouraged.
- Outdoor youth programs and out of school time (OST) programs
  - Childcare and pre-K programs may expand from 16 participants to stable groups of whatever number is allowed by their State licensing requirements.
  - Youth OST programs may expand to 27 (including youth and adults) for all programs other than sports.
  - Youth may participate in two OST programs at a time. If a youth is participating in a moderate or high contact sport, they may not participate in any other sport or OST program.
- Outdoor recreation
  - Participation in all types of outdoor recreation may increase to 25 participants people from three households (and from four households in the case of golf, tennis and pickleball).
  - Outdoor organized sports for youth and adults may continue to operate with stable groups of 25 participants, with no household limitation. Participants may only participate in two organized activities at a time.

Certain kinds of outdoor tournaments may resume without spectators for golf, tennis and pickleball so long as physical distancing can be maintained.

- Caddies may operate as long as they maintain 6 feet of physical distancing as much as possible.
- Competitions may only occur in county or with teams from adjacent counties (i.e., Marin, San Mateo, and Alameda) in an equal or less restrictive tier. Consistent with State guidelines, travel for out of state tournaments may not take place.
- Outdoor gatherings
  - Small outdoor gatherings may increase to up to 25 people from three households.
  - Outdoor gatherings that involve food and drink may continue with 6 people from three households.

**Activities that will resume at a later date:**

- Outdoor arts, music, and theater performances and festivals
  - Starting April 1, organized outdoor arts and performance events may take place with audiences of up to 50 people with a Health and Safety Plan submitted at least 5 days before the event.
  - Assigned seats are not required but social distancing between audience members must be maintained.
  - Seated concessions are allowed following outdoor dining or bar health guidelines.
- Outdoor spectator sports and large outdoor entertainment facilities
  - Starting April 1, outdoor spectator sports and live entertainment venues with assigned seating may reopen with capacity restrictions and other operating guidelines with an approved Health and Safety plan.
- Overnight Youth Camps
  - Starting June 1, overnight youth camps may resume following State guidance.

San Francisco's reopening updates will be available online tomorrow, March 24, 2021 at [SF.gov/reopening](https://www.sfgov.gov/reopening).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Marijuana Shop #2020-006747Cu  
**Date:** Tuesday, March 23, 2021 9:02:24 AM

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**From:** Patricia Nishimoto <pat\_nishimoto@yahoo.com>  
**Sent:** Monday, March 22, 2021 5:16 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Marijuana Shop #2020-006747Cu

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

Hi.. as a resident in Cow Hollow for over 50 years I am not in favor of another Pot Store. There is already one on Lombard/Scott Street. We already have too many bars offering alcoholic beverages to patrons!!!

The neighborhood is already at risk with drug users dumping their needles on our neighborhood alleys/streets. Homeless needing social services. Package thieves, break ins to garages and stealing bikes, ....etc.

Safety first!

Regards,  
Patricia Nishimoto  
2270 Filbert Street  
94123

[Sent from Yahoo Mail on Android](#)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Discretionary Review of Building Permit Application no. 2020.0128.2919  
**Date:** Tuesday, March 23, 2021 9:01:35 AM

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**From:** Peter Sargent <pbsarge@gmail.com>  
**Sent:** Monday, March 22, 2021 11:19 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Discretionary Review of Building Permit Application no. 2020.0128.2919

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

Discretionary Review of Building Permit Application no. 2020.0128.2919  
308 Duncan Street Project; Record number 20200001414DRP  
Record No.: 2020-001414DRP

I write in favor of Kim McChane's DRP application and in opposition of the proposed legalization of the flattening of the roof of the existing garage at 308 Duncan Street and the construction of a new roof deck. I live across Comerford Street and two houses West of 308 Duncan. The Northwest corner of 308 Duncan is about 10 yards from the Southeast corner of my property at 325 27th Street.

The owner of 308 Duncan St. has already proceeded with the initial stages of this project; the ceiling of the existing garage was reinforced in anticipation of the construction of the proposed roof deck, the peaked roof of the original garage was removed, and the surface of the new flat top of the garage was prepped for the new deck. We are now being asked to "legalize" something that the owner never got approval for in the first place. Does the city look favorably on applicants who violate code and then ask for forgiveness afterwards? (If so, then I suggest that you try to keep that under wraps.)

The new structure at 308 Duncan is an affront to our neighborhood; it is a full story taller than any building in the vicinity. The construction crew built an extension from the North-facing property line that encroaches onto Comerford Street, a SF Fire Department Designated Fire Lane, and then they stored lumber outside their encroachment – all this has been in place for more than a year. And now the owner wants a roof deck on the garage. There are no other garage roof decks in the neighborhood, as far as I am aware. There are many many garages that abut Comerford Street; it would be bad precedent to start approving roof decks on them. The property at 308 Duncan already has a deck. I understand that the



owner wants to have an outdoor space for every tenant - so that he can charge them more rent - but at what point does this become impractical?

Other neighbors who live in properties immediately adjacent to 308 Duncan have far greater cause to object to the roof deck at 308 Duncan than I have. My own concern is about the tenants of 308 Duncan St. hosting gatherings on the roof deck after hours and disturbing the peace and quiet of the Eastern part of the internal space of the block bounded by Church St., Duncan St., Sanchez St., and 27th St. The owner, Finbarr Collins, has graciously stated to me that he would write language into the tenant agreements stating that tenants must not disturb neighbors late at night, and he even invited me to call him should there be an incident. However, neither I nor my neighbors want to police the behavior of his tenants. We'd prefer it if we didn't have to, and the way to ensure that is by not allowing the project to go forward.

Thank you for listening.

Sincerely,

Peter Sargent  
325 27th Street  
San Francisco, CA 94131

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to proposal 3109 Fillmore St. SF 94123  
**Date:** Tuesday, March 23, 2021 8:49:17 AM

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**From:** Joanne O'Neill <[roarko2@yahoo.com](mailto:roarko2@yahoo.com)>  
**Sent:** Tuesday, March 23, 2021 6:58 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Fw: Objection to proposal 3109 Fillmore St. SF 94123

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----- Forwarded Message -----

**From:** Joanne O'Neill <[roarko2@yahoo.com](mailto:roarko2@yahoo.com)>  
**To:** [commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org) <[commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)>  
**Sent:** Tuesday, March 23, 2021, 06:54:06 AM PDT  
**Subject:** Objection to proposal 3109 Fillmore St. SF 94123

To the Planning Commission,

I am writing to state my **objection** to the proposed Cannabis retail space and smoking lounge at 3109 Fillmore St.

My name is Joanne O'Neill, I am the owner/ teacher at my child care business located at 161 Pixley St. We've been here for 32 years. Due to the pandemic we began keeping our doors open for maximum ventilation during school hours. Today we are unable to keep them open regularly specifically because so many people find the quiet alley an ideal place to light up a cigarette or vape both nicotine and pot right in front of the door. Having a retail cannabis club plus a smoking lounge would most likely increase this activity. There are at least five schools/daycares within one block of this proposed business.

With overwhelming objection,

Joanne O'Neill  
Kids Club Pre School  
161 Pixley St.  
San Francisco, CA 94123  
415.567.4680

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Create new homes at 1900 Diamond Street  
**Date:** Monday, March 22, 2021 3:33:41 PM

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

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**From:** Marianne David <info@email.actionnetwork.org>  
**Reply-To:** "marianneinsanfran@gmail.com" <marianneinsanfran@gmail.com>  
**Date:** Monday, March 22, 2021 at 3:06 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Create new homes at 1900 Diamond Street

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Jonas Ionin,

I have lived in San Francisco for over 10 years now, some of that time in D8, and I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.

3. Affordable housing: Approximately eight or nine affordable homes will be created (25 -27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Marianne David  
marianneinsanfran@gmail.com

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: Public Comment Eligibility  
**Date:** Monday, March 22, 2021 2:30:48 PM

---

Commissioners,  
Public comment via video links below.

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

---

**From:** "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>  
**Date:** Monday, March 22, 2021 at 1:48 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: Public Comment Eligibility

Please see below. They would like to submit video testimony to the commissioners, I've let them know that we will forward to them so they can review, but that we currently don't have video testimony at the hearing.

If this is incorrect, please let me know.  
Thank you,  
Claudine

**Claudine Asbagh, Principal Planner**  
**Northeast Quadrant/Current Planning**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7329 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Tan, Ada (CPC) <ada.tan@sfgov.org>  
**Sent:** Monday, March 22, 2021 1:41 PM  
**To:** Jeff Pawlak <jeff@streetlight.app>  
**Cc:** Isaac Rosenberg <isaac@streetlight.app>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Subject:** RE: Public Comment Eligibility

Hi Jeff,

I'm looping in the Planner (Claudine A.) assigned to the project at 468 Turk St.

**Ada Tan, Planner**

Code Enforcement/General Advertising Sign Program  
Zoning and Compliance Division

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7403 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jeff Pawlak <[jeff@streetlight.app](mailto:jeff@streetlight.app)>  
**Sent:** Monday, March 22, 2021 12:27 PM  
**To:** Tan, Ada (CPC) <[ada.tan@sfgov.org](mailto:ada.tan@sfgov.org)>  
**Cc:** Isaac Rosenberg <[isaac@streetlight.app](mailto:isaac@streetlight.app)>  
**Subject:** Re: Public Comment Eligibility

Hi Ada,

Thank you for the quick and helpful response.

On that note, I would like to clarify the process of submission of public comment through videos.

I'm the co-founder of [Streetlight](#), a community engagement platform for real estate. We've collected a video comment from SF residents in support of 468 Turk Street, which is being reviewed at a public meeting this Thursday.

The project attorney, [Brett Gladstone](#), would like to better understand the process of submission.

[View the comments here](#). Please view in Safari or Chrome on Desktop.

(Password is: Streetlight1!)

Jeff Pawlak

Co-Founder

Streetlight

On Mon, Mar 22, 2021 at 11:29 AM Tan, Ada (CPC) <[ada.tan@sfgov.org](mailto:ada.tan@sfgov.org)> wrote:

Hi Jeff,

Members of the public are allowed to speak during the public comment portions of the Planning

Commission hearings. It is not limited to the people who live in close proximity to a project.

<https://sfplanning.org/planning-commission>

**Ada Tan, Planner**

Code Enforcement/General Advertising Sign Program  
Zoning and Compliance Division

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7403 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jeff Pawlak <[jeff@streetlight.app](mailto:jeff@streetlight.app)>  
**Sent:** Monday, March 22, 2021 9:27 AM  
**To:** PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>  
**Subject:** Public Comment Eligibility

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

Hello,

I was wondering who is eligible to submit public comments at planning commission meetings regarding new developments.

Is it any member of the general public, or is it people who live in the local neighborhood?

Jeff Pawlak  
634 Baker St #3  
San Francisco, CA 94117

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: New ZA Interpretations Issued 3/22/21  
**Date:** Monday, March 22, 2021 1:14:49 PM  
**Attachments:** [ZA Interps FINAL March 22 2021.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:** Corey Teague <corey.teague@sfgov.org>  
**Date:** Monday, March 22, 2021 at 11:54 AM  
**To:** "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** New ZA Interpretations Issued 3/22/21

Scott, Rich, Liz, and Jonas,

Please see the attached ZA interpretations and cover memo. Jonas, please provide this to the Planning Commission. Let me know if any of you have any questions. Thanks.

**Corey A. Teague, AICP, LEED AP**  
**Zoning Administrator**

**Zoning & Compliance Division**

San Francisco Planning  
**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7328 | [sfplanning.org](http://sfplanning.org)  
[San Francisco Property Information Map](#)

**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.**

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



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Monday, March 22, 2021 1:14:02 PM

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

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**From:** Jacob Driscoll <info@email.actionnetwork.org>  
**Reply-To:** "jacobdriscoll@gmail.com" <jacobdriscoll@gmail.com>  
**Date:** Monday, March 22, 2021 at 12:07 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25

-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Jacob Driscoll  
jacobdriscoll@gmail.com

San Francisco, California 94127

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3109 Fillmore 2020-006747CUA NO  
**Date:** Monday, March 22, 2021 11:51:40 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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-----Original Message-----

From: Betsy Jasny <[bjasny@comcast.net](mailto:bjasny@comcast.net)>  
Sent: Monday, March 22, 2021 8:48 AM  
To: Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Re: 3109 Fillmore 2020-006747CUA NO

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

Betsy Jasny  
[bjasny@comcast.net](mailto:bjasny@comcast.net)  
415.722.5895

> On Mar 22, 2021, at 8:43 AM, Betsy Jasny <[bjasny@comcast.net](mailto:bjasny@comcast.net)> wrote:  
>  
> We OBJECT to this proposal.  
>  
> NO cannabis retail and NO on-site smoking/vaporizing lounge.  
>  
> The Victorian can be converted to housing or family friendly retail.  
>  
> The proximity to 3 day care facilities (2 on filbert and 1 on pixley) is WAY TOO CLOSE.  
>  
> There is no space on the sidewalk to accommodate crowd control to manage people going in and out.  
>  
> As neighbors, we DO NOT APPROVE of this addition to the neighborhood.  
>  
> Please confirm receipt.  
>  
>  
> Betsy Jasny  
> [bjasny@comcast.net](mailto:bjasny@comcast.net)  
> 415.722.5895



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Regarding Conditional Use for 3109 Fillmore St. 0515/009  
**Date:** Monday, March 22, 2021 11:51:30 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)  
[San Francisco Property Information Map](#)

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**From:** Peter Yeh <[pyeh94123@outlook.com](mailto:pyeh94123@outlook.com)>  
**Sent:** Monday, March 22, 2021 9:29 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Regarding Conditional Use for 3109 Fillmore St. 0515/009

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

Hi,

I am voicing my concern regarding the Conditional Use for 3109 Fillmore St. We have numerous bars in the area and mixing those with a Cannabis only spells trouble. We already have a Cannabis club on Lombard St. that can adequately serve the needs of those needing Cannabis. I urge you to reject the Conditional Use request.

Best,  
Peter

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to proposed Cannabis Retail use - 3109 Fillmore St.  
**Date:** Monday, March 22, 2021 8:47:09 AM

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### Commission Affairs

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

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**From:** Michael A. Zwibelman <mzwibelman@gmail.com>  
**Sent:** Monday, March 22, 2021 7:41 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Subject:** Objection to proposed Cannabis Retail use - 3109 Fillmore St.

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

TO: Planning Commission  
Cc: Catherine Stefani, Board of Supervisors

I am writing to oppose the application for a Cannabis Retail use at 3109 Fillmore St., located about one block from my home at 113 Pixley St. I'm particularly concerned about the application's request for an on-site smoking/vaporizing lounge.

I have owned my home in the neighborhood for the past five years, and I've voted in every municipal election during the past 20 years. I'm raising two children, one of whom attends a nearby SFUSD elementary school in the neighborhood. I truly hope the Planning Commission is not seriously considering approving the proposed Cannabis Retail application.

I plan to attend the hearing on Thursday (3/25) to voice my objections. At some point, if city policymakers hope to stem the tide of frustrating families leaving the city, they'll need to listen to our concerns.

Thank you.

--

**Michael A. Zwibelman**

(415) 531-3228 cell

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

[linkedin.com/in/michaelzwibelman](https://www.linkedin.com/in/michaelzwibelman)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Object to POT SHOP on 3109 Fillmore St.  
**Date:** Monday, March 22, 2021 8:46:29 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:** Mary Tom <marywtom@gmail.com>  
**Sent:** Sunday, March 21, 2021 6:21 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Object to POT SHOP on 3109 Fillmore St.

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

I disapprove a POT SHOP that includes on-site smoking / vaporizing lounge.

There is already The Apothecarium Cannabis Dispensary & Delivery in Marina on Lombard and Scott 0.4mi from the proposed location. We don't need another one and moreover with a lounge to smoke / vaporizing in.

STOP! Maybe money for the City but bad for this nice neighborhood, for multiple schools like Marina Middle School, St Vincent de Paul, Sherman Elementary School, Hamlin School, ... and also especially **Michelin 3 stars** like Atelier Crenn that's 2 doors down from it, Balboa Cafe. Hate to see great business may move because of the POT Shop!!

Thanks,  
Mary Tom ( lives 1 block from the proposed location)



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW:  
**Date:** Monday, March 22, 2021 8:45:45 AM

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### Commission Affairs

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**From:** SopranoAscends C6 <jarcchris@gmail.com>  
**Sent:** Sunday, March 21, 2021 5:55 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:**

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

I am writing to whole-heartedly endorse the proposed cannabis shop proposed for 3109 Fillmore St.  
It is the perfect location, right next to thriving businesses, in a space that I believe has been empty for far too long. It exceeds the restrictions as to distance from schools, etc. These cannabis shops have proven to be excellent additions to their neighborhoods. They have succeeded in places where other businesses have failed, and with security just outside the door, provide an extra pair of eyes and ears.  
I have lived around the corner from the proposed location for thirty years.  
Please approve this permit.  
Thank you.

(As a P.S., A flyer was left on my porch advising of this meeting. But attached is a scrap of paper with sanctimonious hyperbole and disinformation. There is no contact information on it, so we don't know who is doing this. The neighborhood is littered now with these flyers. Someone ought to be held accountable. I have attached a copy.)

Apparently I cannot send you an attachment through this email account. How can I get you a copy?

Christine Jarc, MFA, soprano  
Voice, Lyric Diction, Audition Preparation, Musicology

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2020-006747CUA: 3109 Fillmore Street: Conditional Use Authorization to Establish Cannabis Retail Use  
**Date:** Monday, March 22, 2021 8:45:16 AM

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### Commission Affairs

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**From:** ruth mathison <ruthmathison@yahoo.com>  
**Sent:** Sunday, March 21, 2021 5:40 PM  
**To:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>  
**Subject:** 2020-006747CUA: 3109 Fillmore Street: Conditional Use Authorization to Establish Cannabis Retail Use

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

Dear Supervisor Stefani, SF Planning Commission, and Mr. Christensen,

I object to the proposed location for a cannabis retail use on 3109 Fillmore Street, San Francisco, CA (record no.: 2020-006747CUA). A cannabis dispensary and on-site smoking and vaping lounge are much too close to be situated near families on Pixley Street. In our case, we are a family with two kids, and our family residence on Pixley Street is 449 feet from the proposed site.

Also of concern, Fillmore Street is a walking corridor for many students after school from Convent & Stuart Hall, St. Vincent de Paul, and The Hamlin School. A conditional use authorization for smoking and vaping for this proposed location should not be permitted.

Additionally, the proposed site would be a concern for preschools in the surrounding block because of its close proximity. The distances from these schools range from 270 feet to 530 feet to 3109 Fillmore Street.

- Enrich Play Learn on Filbert Street - About 270 feet

- Young Explorers Preschool - About 320 feet
- Kids Club Preschool on Pixley Street - About 400 feet
- Little Gators on Steiner Street - About 528 feet
- Circle of Friends Preschool - About 528 feet
- Tule Elk Park Early Education School on Greenwich Street - About 530 feet

For these reasons, I would appreciate your consideration and deny the conditional use for cannabis retail and on-site smoking and vaping on 3109 Fillmore Street.

Sincerely,

Ruth Mathison  
154 Pixley Street  
San Francisco, CA 94123

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3109 Fillmore  
**Date:** Monday, March 22, 2021 8:44:53 AM

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**Commission Affairs**

San Francisco Planning  
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Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** [www.cometomamma.org](http://www.cometomamma.org) <[cometomamma@gmail.com](mailto:cometomamma@gmail.com)>  
**Sent:** Sunday, March 21, 2021 2:34 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; [Michael.Christensen@sfov.org](mailto:Michael.Christensen@sfov.org)  
**Subject:** 3109 Fillmore

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

Hello to Whom it May Concern,

I have lived on Filbert St. between Fillmore and Steiner for 30 years. I object to a pot shop and club in this corner building at 3109 Fillmore, for many reasons. First, too many schools - elementary and junior high within 3 blocks, and the kids all walk up and down Fillmore from and to the school. The elementary school is 500 feet away, and Marina Jr. High is just a little more. There is also a preschool around the corner, Little Gators on Steiner.

The building is an old wood structure and not safe to host a smoking club without sprinklers on all floors of which I saw none on the plans.

Overall very bad idea and location.

Alison Price

--

Alison E Price LM CPM

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

415 238 2585

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Follow Up to 403 28th Street CUA Legalizing Tantamount to Demolition  
**Date:** Monday, March 22, 2021 8:44:36 AM  
**Attachments:** [IMG 5697.PNG](#)  
[IMG 5698.PNG](#)  
[IMG 5696.PNG](#)

**Commission Affairs**  
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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Saturday, March 20, 2021 11:12 AM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Kathrin Moore <[mooreurban@aol.com](mailto: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)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; O'Riordan, Patrick (DBI) <[patrick.oriordan@sfgov.org](mailto:patrick.oriordan@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>; Berger, Chaska (CPC) <[chaska.berger@sfgov.org](mailto:chaska.berger@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)>; Merlone, Audrey (CPC) <[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)>; Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Pantoja, Gabriela (CPC) <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>; Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>; Speirs, Jeffrey (CPC) <[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)>; Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>; Balba, Ryan (CPC) <[ryan.balba@sfgov.org](mailto:ryan.balba@sfgov.org)>  
**Subject:** Follow Up to 403 28th Street CUA Legalizing Tantamount to Demolition

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Dear Commissioners,

Below is an email with photos that I originally sent back in September 2020....six months ago when I first noticed this site and *prior* to ultimately filing the complaint in November after I saw that a complaint had been filed with Planning Enforcement challenging the height of the roof.

This is 403 28th Street which you will hear again in April.

I am resending the September email with some editing, highlighting certain parts with different colors.

Believe it or not, it is not a knee-jerk reaction to file a complaint with Planning Enforcement.

For me personally there is the element of being a "tattle-tale" or "snitch" (there was a recent article in the New York Times about the increase in people "snitching" on each other about various things during COVID).

Plus over two years ago, as Ms. Tam and Mr. O'Riordan can confirm, someone set up a gmail account using my full name to file complaints...for their own nefarious reasons...this is a misdemeanor crime and I did file a police report and the individual stopped. That "false personation" as it is called made me wary to file complaints.

And filing complaints makes work for your Staff and that can be high risk with little reward.

But somethings are just a little too egregious to not bring to the attention of the City. And it is unfortunate that these really seriously egregious things happen.

However I want to re-state this:

*The Demo Calcs are a tool that should be fully and accurately used at the beginning of the application process for a major Alteration, so projects do not wind up like this one.*

*And they are a tool that needs sharpening, which could be done by adjustment of the Calcs per Section 317 (b) (2) (D).*

Thank you and Happy First Day of Spring.

Sincerely,  
Georgia

Begin forwarded message:

**From:** SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Subject:** Another Questionable Alteration Project in Noe Valley  
**Date:** September 23, 2020 at 3:42:56 PM PDT  
**To:** "[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org), Susan Diamond <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, Frank Fung <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org), "[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)" <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** [rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org), [elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org), [audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org), [david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

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

I am sorry to keep sending you emails, but this project compels me to do so and to encourage you to please adjust the Demo Calcs per Section 317 (b) (2) (D) as the Commission is legally allowed to do.

*I recognize that everything is tenuous now with COVID and the City wants to see development proceed, but there is also a policy to preserve existing housing as well as to allow alterations that are reasonable and that fit the needs of the City's residents under Section 317...and to allow Demolitions under a proper and legal City review process.*

**Here are some facts about the project pictured below**

1. It is RH-2 in Noe Valley.
2. There are no published Demo Calcs in the SFPIM.
3. It did have a 311 Notification for an Alteration Site Permit for a SFH.
4. There seems to be a fairly extensive excavation going on.
5. It is both a horizontal and vertical expansion and as you can see from the elevation in Photo #3 there is a major change in the roof line as well as the facade.
6. The elevation shows that the wall on the left side of the project will be moved to the property line, but cantilevered over the ground level to preserve the lot line window of the house next door, down hill. So I assume this means that this remaining side wall on the left, shown in Photo #4, will go away at some point.
7. The black and white Photo #5, is from the cover sheet of the plans on the SFPIM.

It shows a door along the property line to an in-law in the rear, that was found to not be a UDU so it could legally be removed.

**This is just another example that raises the need to adjust the Demo Calcs.**

*I don't think this should be in Enforcement's lap to clean this up after the fact. This project looks just like the projects I first saw over six years ago when I first starting raising this issue.*

Thank you and take good care.

Sincerely,  
Georgia Schuttish

**Photo #1**

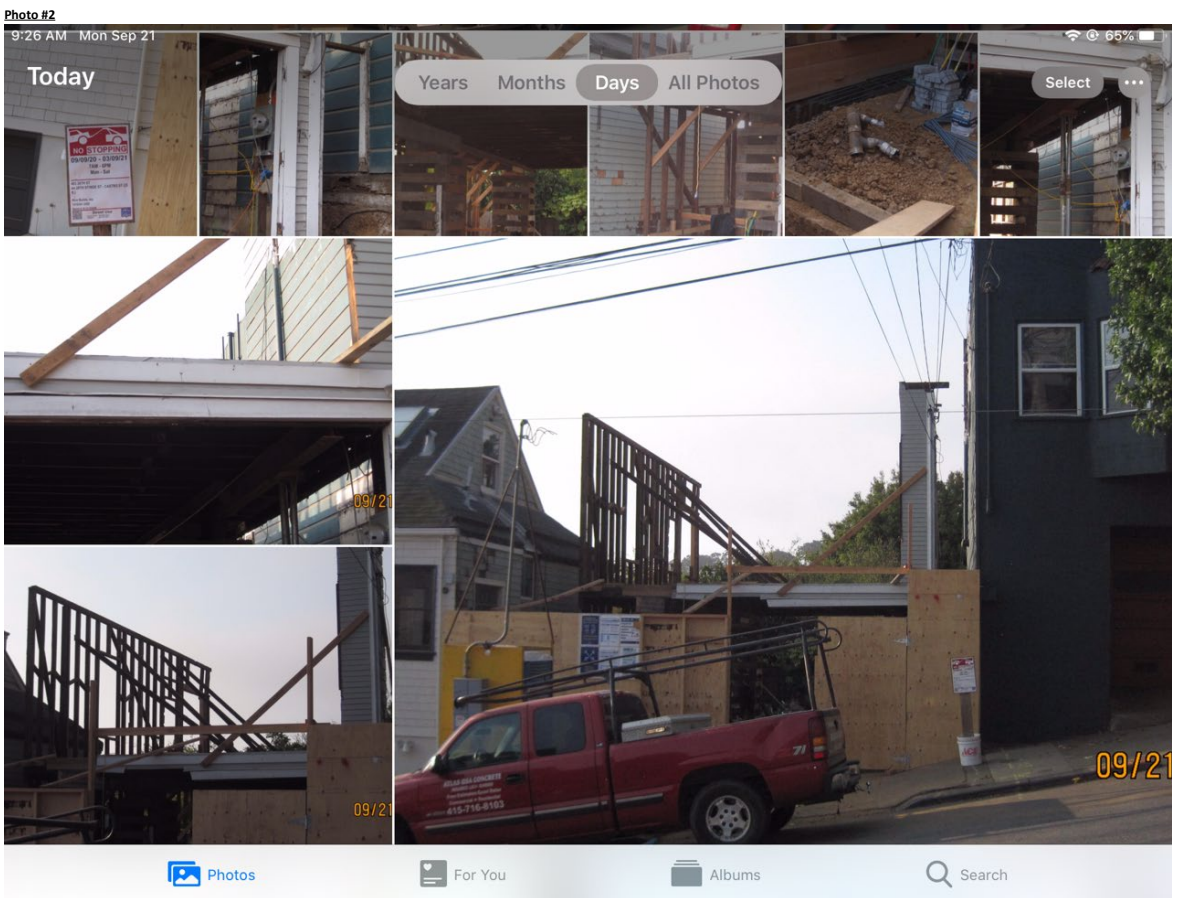
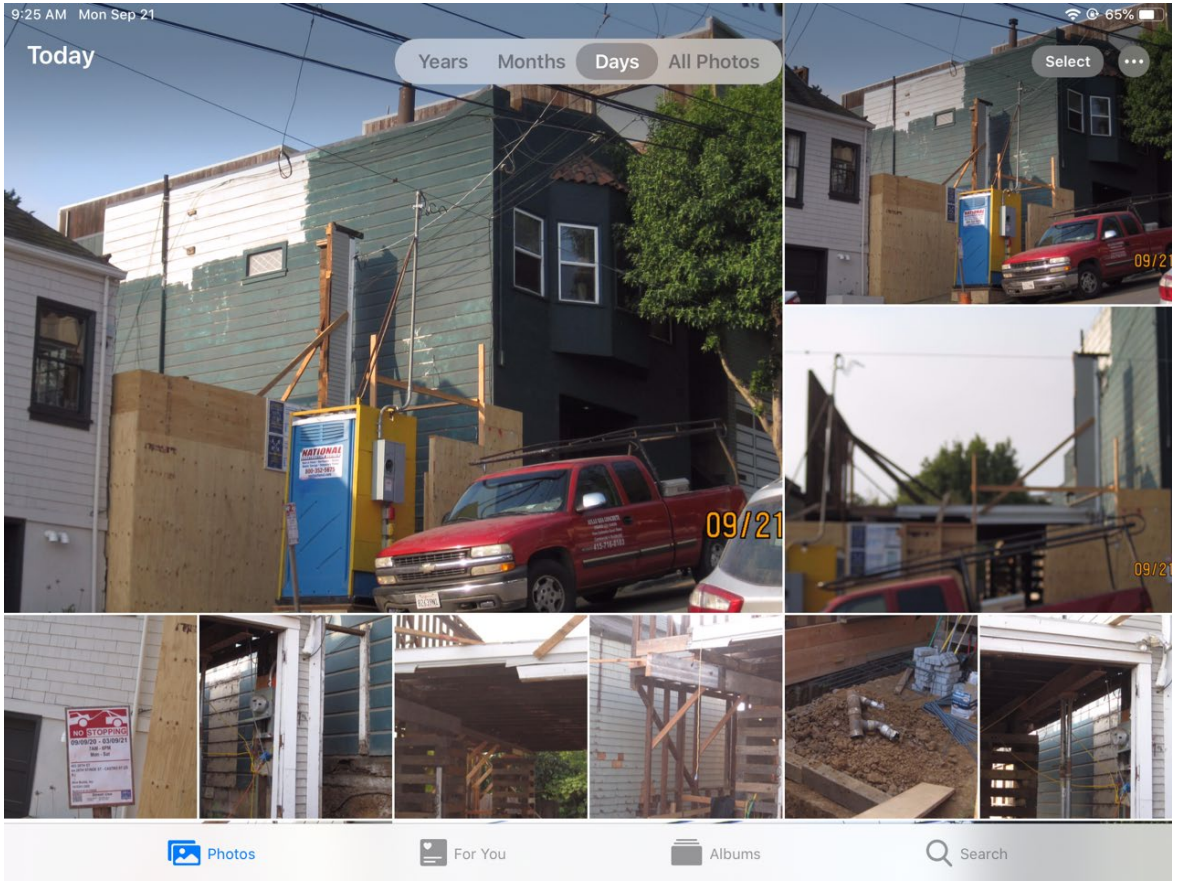




Photo #3



Photo #4



Photo #5



Sent from my iPad



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments for #2018-001088 CUA Hearing for 4211 26th Street March 18, 2021 now scheduled for March 25, 2021  
**Date:** Monday, March 22, 2021 8:43:44 AM  
**Attachments:** [image0.png](#)

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### Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Friday, March 19, 2021 8:30 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>  
**Subject:** Fwd: Comments for #2018-001088 CUA Hearing for 4211 26th Street March 18, 2021 now scheduled for March 25, 2021

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

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

I want to supplement my earlier comments attached below that I sent in before the hearing on this project was continued from the 18th to this coming Thursday, March 25th on the presumption that this Demolition will be approved.

1. The ADU is problematic because it *could* still be absorbed by the larger unit, even if it is expanded to occupy the entire level. This is discussed in more detail in the previous email below. But this is a problem not limited to this project.
2. The roof deck on the uppermost level is not Necessary or Desirable to meet the Planning Code's

Open Space Requirement. It will also infringe on the privacy of immediately adjacent neighboring house to the west.

3. The windows on the rear are too large and they will also infringe on the privacy of this same house to the west. This proposed project is a very large structure that dominates the lot and dominates the adjacent homes on the block and dominates this lower portion of the block on 26th Street.

4. This is a full lot excavation. Currently the lot has a good ability to capture carbon due to the natural setting in the front yard and that will be lost due to the massive project and the full lot excavation and the loss should be mitigated.

5. Is there a Soundness Report per §317 (d) (B)?

6. The revised appraisal in the packet is interesting and illustrates why it was wise to eliminate the Admin Approval for Demonstrably Unaffordable homes in the RH-1 from the Planning Code a year ago.

7. Thank you for your concern over the restrictions in SB 330 on the number of hearings and thanks to the project sponsor for agreeing to the waiver.

Thank you and take care.

Georgia Schuttish

Sent from my iPad

Begin forwarded message:

**From:** SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

**Date:** March 1, 2021 at 9:09:38 PM PST

**To:** Gabriela Pantoja <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>, [Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)

**Subject: Comments for #2018-001088 CUA Hearing for 4211 26th Street March 18, 2021**

Dear Commissioners and Ms.Pantoja:

I want to add to my written comments first submitted in 2020 for this project when it was originally scheduled to be heard by the Planning Commission.

Here below is a photo of the site as it was in June of last year. There is a great deal of natural growth and soil on the majority of the lot that will be obliterated with the new Building. This is a full lot excavation. The loss will greatly diminish the site's ability to capture carbon.

The new building is very big. It has a massive presence on the block face, at the very bottom of this steep hill and seems out of character with the surrounding homes, many that are setback further on their lots.

Also the large windows on the rear and the roof deck will be very unpleasant to the immediately adjacent home to the west and invade that home's privacy. *Is the roof deck Necessary and Desirable? Is it needed to meet the open space requirement of the Planning Code?*

Further, I want to comment on the ADU.

Below the photo of the site is the floor plan of Level 2.

The ADU could be expanded into the rear of this level (rather than being a part of the main larger unit) of the proposed project to make a larger unit which might better align

with the Commission's policies and previous approvals of ADUs or second units. Conversely however, the ADU could be absorbed into the main unit by linking the closet in Bedroom #1 with the niche in the nested Bedroom of the ADU, creating a hallway which would counter the Commission's policies and the intent of this project. Approved use is sometimes hard to enforce.....at least the appliances in the ADU kitchen should be Conditioned to be a full size cooktop w/ a real oven (not just a microwave) and a full-sized refrigerator (not merely a wine refrigerator or a mini-bar type fridge).

Thank you.  
Georgia Schuttish



Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Monday, March 22, 2021 8:31:17 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:** EDWARD MORAN <info@email.actionnetwork.org>  
**Reply-To:** "nedmoran125@gmail.com" <nedmoran125@gmail.com>  
**Date:** Sunday, March 21, 2021 at 6:34 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25

-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

EDWARD MORAN  
nedmoran125@gmail.com

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - SENIOR MANAGERS](#); [CTYPLN - COMMISSION SECRETARY](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for March 25, 2021  
**Date:** Friday, March 19, 2021 3:01:53 PM  
**Attachments:** [20210325\\_cal.docx](#)  
[20210325\\_cal.pdf](#)  
[Advance Calendar - 20210325.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for March 25, 2021.

Enjoy the weekend,

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Friday, March 19, 2021 12:13:49 PM

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

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

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**From:** Sidath Perera <info@email.actionnetwork.org>  
**Reply-To:** "sid\_perera@yahoo.com" <sid\_perera@yahoo.com>  
**Date:** Friday, March 19, 2021 at 11:19 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for the project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: Approximately eight or nine affordable homes will be created (25

-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Sidath Perera  
sid\_perera@yahoo.com

San Francisco, California 94131

|



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS KATE SOFIS AS DIRECTOR OF THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT  
**Date:** Friday, March 19, 2021 10:03:01 AM  
**Attachments:** [03.19.21 Director of the Office of Economic and Workforce Development.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:** Friday, March 19, 2021 at 10:02 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS KATE SOFIS AS DIRECTOR OF THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT

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

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

**MAYOR LONDON BREED APPOINTS KATE SOFIS AS  
DIRECTOR OF THE OFFICE OF ECONOMIC AND  
WORKFORCE DEVELOPMENT**

*Sofis has extensive experience in economic development and will play a critical role in strengthening the city's economy and supporting workers as San Francisco recovers from the COVID-19 pandemic*

**San Francisco, CA** — Mayor London N. Breed today appointed Kate Sofis to serve as the Director of the Office of Economic and Workforce Development (OEWD).

Kate Sofis is an internationally-regarded leader in equitable urban economic development. Her experience integrates a uniquely diverse background in entrepreneurship and innovation, manufacturing, creative, and technology industry expertise, workforce development, real estate development, and local and regional economic development strategy. Since 2010, she has served as the co-founder and CEO of SFMade, a public-private initiative that has helped catalyze a resurgence in local manufacturing and diverse employment in San Francisco. She recently served as a member of San Francisco's COVID-19 Economic Recovery Task Force.

"I am excited to appoint Kate Sofis to lead our Office of Economic and Workforce Development," said Mayor Breed. "The programs and services that OEWD provides will play a critical role in our City's economic recovery from COVID-19. Her longstanding commitment to economic development and experiencing supporting local San Francisco

businesses, along with her demonstrated focus promoting equitable economic development, make her a perfect fit for this role. I have full confidence that Kate has the experience and skill-set to lead the organization and ensure San Francisco comes back even stronger than before.”

“It is a privilege and an honor to be asked to lead OEWD during this critical time for our community,” said Kate Sofis. “I am excited to work with our Mayor, the Board of Supervisors, the incredible OEWD team, and across the public and private sectors to chart a path forward to economic recovery for the city I love.”

The Office of Economic and Workforce Development is responsible for supporting the economic vitality of San Francisco by promoting programs that attract and retain business, promote workforce development, maximize long-term public benefits in new development, strengthen small businesses, create international business opportunities in the City, and facilitate the revitalization of commercial corridors. This work is especially important as San Francisco gets on the road to recovery from COVID-19 and continues to support businesses and workers throughout the city.

Under Kate’s leadership, SFMade has supported more than 650 manufacturers to start, grow, and stay in the City, sustaining more than 7,500 jobs for local residents from all walks of life. In partnership with the City of San Francisco, in 2013 SFMade launched the first hiring program dedicated to manufacturing, followed one year later by the Bay Area’s first summer youth jobs program focused on “maker-careers.” The program, YouthMade, has provided paid internships to more than 500 low-income youth and career exposure classes to more than 1,000 youth in San Francisco public high schools. Most recently, Sofis led SFMade to launch the City of San Francisco’s first advanced manufacturing sector bridge academy, Next Generation Manufacturing, along with non-profit training partner, Humanmade.

“Kate Sofis has been an important leader and innovator in the local manufacturing community in San Francisco for over a decade. Throughout, she has demonstrated a strong commitment to creating good paying, blue collar jobs of the future, advancing local economic opportunities and celebrating the resilient character of San Francisco entrepreneurs,” said Assessor-Recorder Joaquin Torres, and former Director of OEWD. “Now she’s joining an extraordinary team at OEWD and together I know they will continue to execute Mayor Breed’s vision for an equitable economic and cultural recovery, one that benefits our diverse small businesses, neighborhoods and industries, and places San Francisco on a stronger and more just economic footing and centers those historically marginalized and now hardest hit by this pandemic.”

“As San Francisco begins to round the corner on the COVID-19 public health crisis, we see that the path to recovery must include our local business community who has stood by us,” said City Administrator Carmen Chu, Co-Chair of the San Francisco Economic Recovery Task Force. “In the decade that I have known Kate Sofis, I have witnessed her fierce commitment to development of our local manufacturing sector. She understands that for businesses to thrive, the pieces around land use, affordability, and regulations all need to work in harmony.”

In addition to her work at SFMade, Sofis has experience working with the City of San Francisco to develop and implement key policies to support economic development. She represented manufacturing on Mayor Ed Lee’s Business Tax Reform task force. She also played a lead role in developing San Francisco’s current industrial land use strategy, which led

to the genesis of the City's only non-profit affordable industrial development corporation, PlaceMade, and the completion of its first project, the Manufacturing Foundry at 150 Hooper. Kate served as the at-large Mayoral Appointee to the newly-formed Eastern Neighborhoods Citizens Advisory Committee for the first five years. Kate currently chairs the regional 30-city Bay Area Urban Manufacturing Initiative.

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. 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. The department's staff and resources, as well as its extensive network of civic and business leaders, philanthropy and community-based organizations, have been critical for providing these COVID-19 relief initiatives.

"Kate Sofis brings rare expertise and experience in both economic development and workforce development," said Abby Snay, Former CEO, JVS. "Her vision of a strong economy that builds businesses and trains workers for good jobs makes her the right person to lead the Office of Economic and Workforce Development in this time of economic recovery."

"Kate Sofis is such a natural fit to lead the OEWD. She has an incredible track-record, having taken SF Made from being merely an idea to being such an incredible resource for manufacturers and giving San Francisco businesses a seat at the table, on the local, state and even federal levels," said Eileen Hassi Rinaldi, Founder and CEO, Ritual Coffee Roasters. "We are entering a time that will be critical for our city—the very things that make San Francisco what it is: the small businesses, the vibrant neighborhood corridors, the people, are going to be in need of someone effective, someone who knows both how to listen and how to synthesize great ideas into an actionable plan. And that's Kate Sofis. As a small business owner and someone who loves San Francisco, I couldn't be more confident that the people and the businesses of San Francisco will be in great hands."

"San Francisco's many small makers you know and love today, have made their businesses work in our city because of Kate Sofis' vision to revitalize urban manufacturing in our city and the support structure she built to enable this movement through SFMade. It's a big reason why Heath Ceramics is here," said Robin Petravic, Managing Director, Heath Ceramics. "Whenever Heath Ceramics is adding to our production team at our factory in the Mission, we look to the jobs program Kate built at SFMade. There's no doubt she'll continue to support our local workforce and enable better job opportunities in her new role."

"For more than a decade, Kate Sofis has built up our city's manufacturing base and enriched our small business community," said Rodney Fong, President and CEO, San Francisco Chamber of Commerce. "She is a champion for San Francisco's economic development, workers, and entrepreneurs. We are so excited for her leadership as Director of OEWD, and the department is lucky to have her essential industry-specific knowledge and deep understanding of San Francisco based businesses."

Prior to founding SFMade, Sofis was the Statewide Director for Pacific Community Ventures, and held senior positions at ICF Consulting, Bay Area Economics, and Ernst and Young. Sofis has a Master of Science in City Design and Social Policy from the London School of

Economics and a Bachelor of Arts in Economics from Harvard University.

Sofis was born and raised in a working-class neighborhood in Buffalo, New York and is the daughter of a single-parent musician mother. She followed her childhood dream—to live and work in one of the most creative and vibrant cities in the world—to San Francisco 30 years ago and never looked back. Kate lives with her partner, Peter DeHaas, the founder and Executive Director of the San Francisco Disability Business Alliance, and their three teenage children, the youngest of whom is intellectually and developmentally disabled, in the West Portal neighborhood of San Francisco.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Friday, March 19, 2021 9:18:20 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:** Dina Lamdany <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Reply-To:** "dinalamdany@gmail.com" <[dinalamdany@gmail.com](mailto:dinalamdany@gmail.com)>  
**Date:** Thursday, March 18, 2021 at 9:27 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

My name is Dina Lamdany. I'm a law student at Stanford, and I live on Fair Oaks street in a rental unit with my partner. We're a young couple who love the neighborhood and are eager to stay here long-term. We are concerned about the lack of market-rate housing in the area, especially when we think about starting a family.

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in

front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.

2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.

3. Affordable housing: Approximately eight or nine affordable homes will be created (25-27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing. I believe that market-rate and affordable housing should go hand in hand, and am excited that this project can lead the way for the city.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Dina Lamdany  
dinalamdany@gmail.com

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Friday, March 19, 2021 9:18:10 AM

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

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

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**From:** Dwight Payne <info@email.actionnetwork.org>  
**Reply-To:** "dwightpayne01@gmail.com" <dwightpayne01@gmail.com>  
**Date:** Thursday, March 18, 2021 at 9:36 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

I am a renter living in Noe Valley and I am writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

As a young person and a renter, I have come to love Noe Valley and am hopeful that my partner and I can live here long-term. However, housing is so expensive that raising a family in this neighborhood may be out of reach for us. I support building more market-rate housing so more young families can enjoy Noe Valley.

More importantly, I also believe that San Francisco's housing affordability crisis threatens our reputation as a welcoming and progressive city. We must fund far more affordable housing if we are to build an inclusive city in the coming decades. This project is an opportunity for Noe Valley to contribute to that goal through the \$2.4 million in affordable housing fees that accompany the project.

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add

their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only  $\frac{3}{4}$  mile from the Glen Park BART Station, an easy walk or bike ride away.
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3. Affordable housing: Approximately eight or nine affordable homes will be created (25 -27% of all new homes) with the \$2.4M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

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5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.
6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Dwight Payne  
dwightpayne01@gmail.com

San Francisco, California 94110

|



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: PLEASE support the new homes at 1900 Diamond Street  
**Date:** Friday, March 19, 2021 9:18:01 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:** Janette Fong <info@email.actionnetwork.org>  
**Reply-To:** "fong.janette@gmail.com" <fong.janette@gmail.com>  
**Date:** Thursday, March 18, 2021 at 11:01 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** PLEASE support the new homes at 1900 Diamond Street

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

Jonas Ionin,

I'm writing to express my strong support for this project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

These homes would enable 24 couples or young families to move into the neighborhood and bring a vibrant energy to the area.

I have heard some of the direct neighbors concerns - related to construction disruption, increased traffic, and the loss of public space. But I have also heard these same neighbors voice more pressing concerns outside of this project - old sewage and electrical lines, crime, and drunken driving.

I would hope that by investing in real estate in this area, the sewage and electrical infrastructure would get an upgrade - and therefore everyone would do better. I would hope that the addition of more tax payers to the area would also bring more school and public funds to the area, which can help with the crime.

Change is hard in the short term, but the benefit of these homes and the potential for new families to join the neighborhood far outweigh any potential drawback.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Janette Fong  
fong.janette@gmail.com

San Francisco, California 94114

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 666 Hamilton CUA Comments March 25, 2020 Hearing.  
**Date:** Friday, March 19, 2021 8:16:05 AM

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### Commission Affairs

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

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

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Thursday, March 18, 2021 9:16 PM  
**To:** Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 666 Hamilton CUA Comments March 25, 2020 Hearing.

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

Dear Mr. Weissglass,  
Good evening to you.

That is really nice the project sponsors have agreed to keep the redwood tree. I hope it works out during the construction.

As you know, most of the tree canopy in San Francisco is located on private property.

This is a fact confirmed by the Department Staff's analysis of the tree canopy in San Francisco.

So that is a good thing this redwood tree will still be part of the canopy.

Looking at the renderings included in the packet, I have a question that I hope will come up at the CUA hearing on March 25th and that you can take a moment to mention this question to the Commission when you present.

What is the plan for the rear yards?

In the renderings it looks like artificial turf. It is so "green", and so flat and doesn't appear to have any natural growth or landscaping. Is this wrong? Has a plan been made....I noticed the plans for the front of the property and the project sponsors are meeting the setback requirement for permeability and plantings.

Given the fact that the site is now just basically land...open space...dirt...weeds, etc....it would seem a positive to maintain the ability to capture carbon, which even soil does, as well as absorb water

back into the ground in the rear yard.

It seems to be necessary and desirable, just as is keeping the redwood tree in the front.

Thank you and take care.

Sincerely,

Georgia Schuttish

Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: 4211 26th St. 2018-001088CUA  
**Date:** Thursday, March 18, 2021 2:16:10 PM  
**Attachments:** [Re IMMEDIATE ATTENTION 4211 26th St. 2018-001088CUA.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:** "Pantoja, Gabriela (CPC)" <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>  
**Date:** Thursday, March 18, 2021 at 2:13 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Kate Conner <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>, Elizabeth Watty <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>, "YANG, AUSTIN (CAT)" <[Austin.Yang@sfcityatty.org](mailto:Austin.Yang@sfcityatty.org)>, "PEARSON, AUDREY (CAT)" <[Audrey.Pearson@sfcityatty.org](mailto:Audrey.Pearson@sfcityatty.org)>  
**Subject:** 4211 26th St. 2018-001088CUA

Hi Jonas,

Attached please find the property owner's statement regarding the Project at 4211 26<sup>th</sup> St. (2018-001088CUA). The statement indicates that the property owner is waving their rights in relation to SB 330.

Thanks,  
Gaby

**Gabriela Pantoja, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7380 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**Note: I will be out of the office on March 12<sup>th</sup> and March 26<sup>th</sup>**

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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING LEADERSHIP TRANSITION AS PART OF CITY'S MOVE TOWARDS LONG-TERM RECOVERY  
**Date:** Thursday, March 18, 2021 2:00:58 PM  
**Attachments:** [03.18.21 Department of Homelessness and Supportive Housing Leadership.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:** Thursday, March 18, 2021 at 1:33 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING LEADERSHIP TRANSITION AS PART OF CITY'S MOVE TOWARDS LONG-TERM RECOVERY

**FOR IMMEDIATE RELEASE:**

Thursday, March 18, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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**MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING LEADERSHIP TRANSITION AS PART OF CITY'S MOVE TOWARDS LONG-TERM RECOVERY**

*As City resumes national search for permanent Director, current Interim Director Abigail Stewart-Kahn to shift to new role on efforts supporting youth impacted by COVID-19*

**San Francisco, CA** — Today Mayor London N. Breed announced next phase priorities for the City's Department of Homelessness and Supportive Housing (HSH) as San Francisco moves from acute crisis response to the COVID-19 pandemic to recovery.

In 2020, Abigail Stewart-Kahn stepped into the role of Interim Director of the Department of Homelessness and Supportive Housing with the intent to fill the role during a national search for a permanent director. Due to the ongoing pandemic, that search was paused while the Department and the City focused on the emergency COVID-19 response. Now that the City is shifting from an emergency response to recovery, the City is continuing its search and Interim Director Stewart Kahn will move to a new role leading efforts to support youth impacted by COVID-19.

“Since the day we issued the first Shelter-in-Place order, San Francisco’s nationally-

recognized COVID response has required everyone in our City to step up to do their part,” said Mayor Breed. “Moving quickly and decisively to protect our most vulnerable citizens was a top priority, and I appreciate Abigail’s work leading the Department through this challenging time. She provided the stability and leadership needed at HSH to provide the care and life-saving response to people experiencing homelessness during the acute phase of the pandemic crisis. Now, she will be taking on another crucial priority for this City—helping support our young people who are suffering from a year of school closures and the resulting mental health challenges related to this pandemic.”

Under Director Stewart-Kahn’s leadership, HSH worked closely with other City departments and non-profit partners to create the largest non-congregate shelter approach nationally, which helped keep the rate of COVID-19 infections in the homeless population lower or at the same level as the general population, which tragically, has not been the case in other communities. As the vaccine deployment continues, including to the homeless population, HSH can refocus its work on its original mission: moving people permanently out of homelessness through strategies that stabilize people’s lives through the City’s housing and support services, and building a system that ends a person’s homelessness before it becomes chronic.

This includes implementing the Mayor’s Homelessness Recovery Plan, which will deliver on the City’s commitment to dramatically expand housing options—short, medium and long term, for those experiencing homelessness as well as safely expand the shelter system. The City is also bringing additional resources into the COVID Command Center to collaborate with HSH to help speed the pace of housing people staying in the Shelter-in-Place hotels and is preparing additional teams to acquire even more Permanent Supportive Housing than we have already accomplished during the pandemic when resources are available.

“When I joined the Department of Homelessness and Supportive Housing in 2017, my focus was to create a single, unifying strategy for homeless reduction in what was a brand-new City department and lead the culture change needed to support that new strategy,” said Abigail Stewart-Kahn. “I’m incredibly proud of the work we did to overhaul every aspect of its system of care -- outreach, assessment, housing, shelter to drive health guidance. When the pandemic hit, our priorities narrowed and we focused on protecting our most vulnerable from this virus, and I’ve been inspired how everyone at HSH and our nonprofit partners stepped up to fulfill this mission. I’m excited to take on this next challenge of leading efforts to help our young people recover from this pandemic, and continue the work to help move this City forward.”

“When COVID-19 hit San Francisco, it immediately doubled our unhoused population and cut our existing shelters by two thirds,” said Del Seymour, Local Homelessness Coordinating Board Co-Chair and Executive Director of Code Tenderloin. “Housing the homeless became a Herculean effort rather than the typical struggle, and there was no road map or precedent for how to handle this immense challenge. Interim Director Stewart-Kahn put her creativity and skills and her amazing staff into overdrive for a collaborative effort that has resulted in tangible improvements for our community. HSH stats have never been better. Director Stewart-Kahn will be leaving HSH a better Department with a professional Staff, a better Community partnership and an amazing plan for the future. Thank you, Abigail for your love of this community.”

Stewart-Kahn’s new position will be Special Advisor for Children and Family Recovery at the Department of Children, Youth, and their Families (DCYF). As Special Advisor, she will lead a multi-sector strategy in support of San Francisco’s children and families in the recovery

from the damaging and multifaceted impacts of the pandemic. In partnership with DCYF, Abigail will closely collaborate with stakeholders engaged in this effort to create and execute a citywide approach. Abigail will focus on related strategic projects and partnerships with other city agencies, the school district, elected officials and philanthropy. Stewart-Kahn's background and expertise is exceptionally suited to this work, as a social worker and former child therapist and experience creating new, multi-sector collaboratives to improve the lives of children and families in both New York City and San Francisco.

“Abigail Stewart-Kahn has dedicated her life and her career to providing pathways of safety, stability, and emotional wellbeing to children, families and members of our community exposed to trauma, violence and abuse,” said Katie Albright, Executive Director of Safe and Sound. “She is a dedicated social worker, public servant and innovative leader who relies on data and collaborative strategies to drive larger social impact. As we work together to rebuild San Francisco post COVID-19, families and children in San Francisco, who were already struggling before the pandemic, are going to need specialized support and help. Abigail has a demonstrated track record of meeting unprecedented challenges. She will continue to be of great service to our city as she brings her expertise and experience to the Department of Youth and Families to provide resiliency and support to San Francisco's families and children for post COVID-19 recovery and beyond.”

Stewart-Kahn will begin her new position in May. Sam Dodge, who was involved in the process of creating the Department of Homelessness and Supportive Housing in 2016 and served as Deputy Director during its first year will move over from his current position at Public Works to lead the Department until a permanent replacement is found.

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