

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Thursday, April 01, 2021 12:46:25 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 Trefethen <jacobtrefethen@gmail.com>  
**Reply-To:** "jacobtrefethen@gmail.com" <jacobtrefethen@gmail.com>  
**Date:** Wednesday, March 31, 2021 at 6:45 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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Jonas Ionin,

Hi Rafael (and others!),

I enjoyed getting a chance to speak to you in your office hours a few months ago. I've been in district 8 for almost six years now, and there's nothing I'd love more than to see more housing built.

That's why I'm writing to express my strong support for a project that would bring 24 new homes to a vacant lot at 1900 Diamond Street.

I think it's really important to build there. Please support these new homes and help district 8 become a place more residents can call home - it's so great!

Best,  
Jacob Trefethen

Jacob Trefethen  
jacobtrefethen@gmail.com

San Francisco, California 94114

1



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Question re 3/18/21 minutes for adoption on this week's agenda  
**Date:** Thursday, April 01, 2021 9:24:58 AM  
**Attachments:** [20210318\\_cal\\_min.pdf](#)

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Amended minutes.

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

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**From:** "Feliciano, Josephine (CPC)" <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>  
**Date:** Tuesday, March 30, 2021 at 12:14 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "Lynch, Laura (CPC)" <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Subject:** RE: Question re 3/18/21 minutes for adoption on this week's agenda

Here is the amended minutes.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Sent:** Tuesday, March 30, 2021 11:06 AM  
**To:** Feliciano, Josephine (CPC) <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>  
**Cc:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Subject:** FW: Question re 3/18/21 minutes for adoption on this week's agenda

Please correct the minutes as noted below:

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

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**From:** Aaron Starr <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Date:** Tuesday, March 30, 2021 at 11:01 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>  
**Subject:** Re: Question re 3/18/21 minutes for adoption on this week's agenda

My words are sacred...

This week the land use committee considered this commission's ordinance that would make technical corrections and other amendment to the Central SoMa rezoning effort. Commissioners you heard this item on September 24 and recommended approval. This item was also first heard at the land use committee on February 8 and continued to the call of the chair so that staff could brief Supervisor Peskin on the ordinance.

**Aaron Starr, Manager of Legislative Affairs**

**Legislative Affairs**

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: +1628-652-7533 | [sfplanning.org](http://sfplanning.org)

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**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.**

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**From:** Jonas Ionin <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Date:** Tuesday, March 30, 2021 at 10:38 AM  
**To:** "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, Aaron Starr <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Subject:** Re: Question re 3/18/21 minutes for adoption on this week's agenda

Thank you Sue. I will defer to Aaron, we cut and paste his report.

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

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**From:** "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>  
**Date:** Tuesday, March 30, 2021 at 10:37 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Aaron Starr <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Subject:** Question re 3/18/21 minutes for adoption on this week's agenda

Hi Jonas and Aaron - Something about the following portion of the sentence shown in italics from Aaron Starr's report in the 3/18/21 minutes is not reading correctly - can you review?

9. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission Aaron Starr, Manager of Legislative Affairs:

This week the Land Use Committee considered this Commission's ordinance that would make technical corrections *and other menace the center of some of rezoning effort.*

Thanks.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Thursday, April 01, 2021 9:22:21 AM  
**Attachments:** [Please support new homes at 1900 Diamond Street!.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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**Director of Commission Affairs**  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Craciun, Florentina \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Thursday, April 01, 2021 8:29:28 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:** Townsend Walker <[townsend@townsendwalker.com](mailto:townsend@townsendwalker.com)>  
**Sent:** Thursday, April 01, 2021 12:23 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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Commission Secretary,

I'm writing to express my support for a creative new project that would bring 101 much-needed affordable new homes to 468 Turk Street in the Tenderloin and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new residences uniquely well-suited for this particular location:

1. All homes are affordable by design in a nine-story building that maximizes density to provide as many new affordable residences as possible. There are also 17 on site Below Market Rate units.
2. Every home is a space-efficient, natural-light-filled studio with a large window, high ceilings, private bathroom and kitchenette, transforming sofa wall bed (queen-sized), an abundance of built-in storage, heating and air-conditioning, and a state-of-the-art air-filtration system.
3. Residents' amenities include a community dining room with chef's kitchen overlooking a

double-height community living space, a fully-furnished roof deck and backyard, community laundry room, a "bike vault" with room for 45 bikes, and a bike maintenance station.

4. Conveniently located near public transit, the homes are a short seven-minute walk to the Civic Center BART station.

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Townsend Walker

[townsend@townsendwalker.com](mailto:townsend@townsendwalker.com)

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support - MedMen Dispensary on Union Street  
**Date:** Thursday, April 01, 2021 8:13:15 AM  
**Attachments:** [D2 Democratic Club MedMen Support Letter 2.21.21 \(1\).pdf](#)

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**From:** District 2 Democratic Club <d2dems@gmail.com>  
**Sent:** Wednesday, March 31, 2021 9:25 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Letter of Support - MedMen Dispensary on Union Street

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Hello,

Could you please include the attached letter in support of MedMen dispensary on Union Street in the packet for Planning?

Best,  
Eric

--

Join us at [D2Dems.com](http://D2Dems.com)  
Follow us [@D2Dems](#)  
Like us at [District 2 Democratic Club](#)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Craciun, Florentina \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Thursday, April 01, 2021 8:12:41 AM

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**From:** Taylor Hines <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, March 31, 2021 5:37 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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Commission Secretary,

I'm writing to express my support for a creative new project that would bring 101 much-needed affordable new homes to 468 Turk Street in the Tenderloin and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new residences uniquely well-suited for this particular location:

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3. Residents' amenities include a community dining room with chef's kitchen overlooking a



double-height community living space, a fully-furnished roof deck and backyard, community laundry room, a "bike vault" with room for 45 bikes, and a bike maintenance station.

4. Conveniently located near public transit, the homes are a short seven-minute walk to the Civic Center BART station.

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Taylor Hines

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

Oakland, California 94601

**From:** [SooHoo, Candace \(CPC\)](#)  
**To:** [CTYPLN - Communications](#)  
**Subject:** Spring 2021 Face Sheet / Pictorial  
**Date:** Thursday, April 01, 2021 7:54:42 AM  
**Attachments:** [SFPlanning\\_Spring2021\\_Pictorial.pdf](#)

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Good morning all -

Happy Spring! The updated staff pictorial/face sheet is now available.

For future reference, you can download the updated version from the Department's [SharePoint homepage](#). If you have any questions or changes, please let me know.

Thanks,  
Candace

**Candace SooHoo, Deputy Communications Manager**  
**Office of Executive Programs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7536 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CORRECTION General Public Comment April 1, 2021 CORRECTION  
**Date:** Thursday, April 01, 2021 7:52:33 AM

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### Commission Affairs

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, March 31, 2021 5:06 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** CORRECTION General Public Comment April 1, 2021 CORRECTION

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Dear Commissioners:

Sorry to bother you again....I mistyped the Scan numbers on the first email that I sent earlier in the afternoon.

The Scans that show the Demo Calcs for three of the five projects are:

**Scan 142, 144 and 146.**

(Scan 143 does not have any Demo Calcs).

Thank you and sorry for the error.

Sincerely,

Georgia

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment April 1, 2021  
**Date:** Thursday, April 01, 2021 7:52:29 AM  
**Attachments:** [Scan0142.pdf](#)  
[Scan0143.pdf](#)  
[Scan0144.pdf](#)  
[Scan0145.pdf](#)  
[Scan0146.pdf](#)  
[Scan0147.pdf](#)  
[Follow Up Comments on Projects 2015.pdf](#)

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, March 31, 2021 2:57 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** General Public Comment April 1, 2021

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Dear Commissioners:

Below are Scans of the five projects that I submitted to be analyzed back in December 2015.

*Why were they going to be analyzed?*

Former Commissioner Richards asked Department Staff to look at these five samples because *all were approved as Alterations* and he wanted to know if any should have been approved as Demolitions under the Planning Code.

Apparently only four of the five were analyzed.

Of the four analyzed, two should have been reviewed as demolition, *"because the calculations were exceeded"*.

Former Commissioner Richards mentioned this during Commissioner's Comments and Questions on January 7, 2016. It is in the Minutes and there is a screenshot of his comments from the Minutes at the very end of the email.

Three of the Scans for these projects have published Demo Calcs and those Calcs are included in the Scans.

Please see Scans 142, 143 and 146 for the published Demo Calcs for these three projects.

Most of these Scans include the DBI Tracking that show the value of the project as listed on the Site Permits.

Here are some other facts:

1. These five projects are all projects in Noe Valley and they were not subject to any Discretionary Review.
2. Three of the five were sold upon completion for many millions more than before the flip. The average increase of the three (3) that were sold is *\$3.9 million more than the sales price prior to the Site Permit*.
3. One of the three has sold a second time with a \$1.3 million increase in 2019 from the 2015 sales price. The 2015 sales price was an increase of \$4.325 million from when this house was originally purchased as a foreclosure in 2012.
4. One of the three has sold two times since the original flip. Its first increase in 2016 (original flip) was \$3.5 million from the original 2012 sales price. The second increase in 2018 was \$1 million. The 2020 (pandemic sale) was \$125K less than the previous sale. (Also, the approved entitlement sold in 2014 for an increase of about a half a million dollars from the original 2012 sale).
5. Two never returned to the market after completion and are apparently owner occupied.

Thank you.

Sincerely,

Georgia Schuttish

**From:** [Feeney, Claire \(CPC\)](#)  
**To:** [CPC-Commissions Secretary](#); [ms.diane.le@gmail.com](mailto:ms.diane.le@gmail.com)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** RE: Support for MadMen's application  
**Date:** Wednesday, March 31, 2021 2:18:33 PM

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Thank you for message regarding project 2019-017356CUA at 1861 Union. I am adding your message to the project file.

Best,  
Claire

**Claire Feeney, AICP, Planner II**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Sent:** Wednesday, March 31, 2021 2:09 PM  
**Cc:** Feeney, Claire (CPC) <[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)>; Feliciano, Josephine (CPC) <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>  
**Subject:** FW: Support for MadMen's application

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**From:** Diane Le <[ms.diane.le@gmail.com](mailto:ms.diane.le@gmail.com)>  
**Sent:** Wednesday, March 31, 2021 1:49 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support for MadMen's application

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Wednesday, March 31, 2021  
Commissioner Joel Koppel  
President, San Francisco Planning Commission  
San Francisco Planning Commission  
1 Dr. Carlton B. Goodlett Place, Room 416

President Joel Koppel and the Honorable Planning Commissioners:

I would like to express my support for MedMen's application to join our retail corridor and move into the vacant storefront at 1861 Union Street.

I am a District 2 resident and have been deeply involved in San Francisco politics for the past decade-plus. I was the President of the San Francisco Young Democrats, worked for the Mayor's Office of Neighborhood Services, was the Vice President of San Francisco Women's Political Committee, to name a few. Suffice it to say I am committed to our city and my neighborhood. I love Union Street and want to see it bustling and full of life.

MedMen opening is a part of that. Certainly cannabis is a sensitive use and needs to be carefully regulated. However, with careful regulation, its sale — through competent and experienced merchants — is a benefit to our city. We are reversing years of negative impacts through the war on drugs due to retailers like MedMen participating in social equity programs and making a medicine for many people more widely available. And, to my point above, this will add life and vibrancy to the streets.

MedMen has made a holistic and distinct effort to reach out to businesses up, down, and beyond the corridor/neighborhood. They have held and attended meetings, knocked on the doors of neighbors, and have gone above and beyond what is required in order to engage with neighbors, businesses, and community members to reach out and discuss their project.

MedMen's both community-based and philanthropic approach is precisely what we encourage businesses to provide in order to protect and improve our commercial shopping in San Francisco. Their efforts to create dialogue, to take input, and commit to the community not only meet, but surpass the bar that we set for businesses and I applaud this effort.

Please join me in supporting MedMen in moving to the neighborhood and supporting their conditional use authorization.

Thank you,

Diane Le  
District 2 Resident



--

## **Diane Le**

Development Director, [Emerge](#)

Vice President of Finance, [California Young Democrats](#)



Twitter: [@Diane\\_Le](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* AMERICAN RESCUE PLAN HELPS REDUCE SAN FRANCISCO'S TWO-YEAR BUDGET DEFICIT  
**Date:** Wednesday, March 31, 2021 12:18:27 PM  
**Attachments:** [03.31.21 March Budget Update.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, March 31, 2021 at 11:08 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* AMERICAN RESCUE PLAN HELPS REDUCE SAN FRANCISCO'S TWO-YEAR BUDGET DEFICIT

**FOR IMMEDIATE RELEASE:**

Wednesday, March 31, 2021

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

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

**AMERICAN RESCUE PLAN HELPS REDUCE SAN FRANCISCO'S TWO-YEAR BUDGET DEFICIT**

*\$630 million in federal stimulus will help City prevent layoffs and cuts to basic services, but longer-term structural deficit remains*

**San Francisco, CA** — A new report issued today shows that the projected deficit for the upcoming two-year budget is now \$22.9 million, compared to the \$653.2 million deficit that was projected before the American Rescue Plan was signed into law. This will allow San Francisco to avoid projected layoffs and cuts to basic city services that were projected due to the economic hardship caused by the pandemic.

The update to the City's Five-Year Financial Plan by the Mayor's Budget Office, the Controller, and the Board of Supervisors Budget and Legislative Analyst shows this change in projected deficit, and can be read [here](#). In January, the projected deficit for the upcoming two-year budget stood at \$653.2 million. The American Rescue Plan is expected to result in \$636 million in one-time direct federal aid to San Francisco, which is largely responsible for closing the immediate projected shortfall. Additionally, modest projected increases in local tax revenue and reductions in the projected expenditures needed to support COVID-19 response programming have also contributed to slight reductions in the projected deficit.

The report also shows that while the new federal funds will help to address the immediate deficit that the City faces, an ongoing structural deficit of \$350 million in FY 2023-24 remains that will need to be addressed since costs are projected to rise faster than revenue.

Additionally, the City will still need to close the existing \$22.9 million deficit in this budget cycle, which Mayor Breed will work to do while investing in her priorities around economic recovery, homelessness, mental health and addiction, public health, equity, and the City's COVID-19 response.

“It's such a relief to have a federal government that is actually interested in helping our cities succeed rather than attacking us, and I can't thank President Biden, Vice President Harris, and Speaker Pelosi enough for their leadership during this unprecedented crisis,” said Mayor Breed. “San Francisco led the nation in our response to COVID-19, and as a result we have the lowest death rate of any major city in the country. But just like other cities and states, our economy and our budgets have taken a huge hit that could have resulted in layoffs and massive service cuts. Thanks to the American Rescue Plan, we're now able to avoid those terrible choices. At the same time, we still have to fix the ongoing deficits that exist in future years. If we're not responsible in this budget cycle, we could find ourselves right back here again in the coming years facing the same terrible choices we have been lucky to avoid this time around.”

Mayor Breed's priority throughout this pandemic has been to avoid layoffs of public employees, which would have inevitably resulted in a loss of services to San Francisco residents. That was accomplished in the last budget cycle, despite having to close a \$1.5 billion deficit, in large part due to the fact that the City had set aside significant funding in reserves that were utilized to avoid the most difficult decisions around service cuts and layoffs.

While San Francisco's economy is projected to continue recovering, resulting in growing tax revenue, San Francisco still faces an ongoing structural deficit in future years. This is because expenses, such as rising employee costs, increasing voter-manded baselines and set-asides, increased costs associated with existing entitlement programs, and other growing citywide operating costs, continue to outpace the projected growth in revenue.

While the deficit for the upcoming two-year budget is significantly smaller than initially projected, the third year of the projection, FY 2023-24, projects a budget deficit of \$350 million, as the large one-time stimulus funding expires, and revenue growth does not keep pace with expenditure growth. The report notes that “to the extent that policymakers make choices that curtail ongoing spending increases, the City can avoid exacerbating these shortfalls and reduce difficult choices in the future, thereby maximizing the City's ability to maintain its services and programs for San Franciscans.”

The City's budget process begins in the fall with preliminary revenue projections for the upcoming budget years. Then it proceeds as follows

- In December, the Mayor's Office issues budget instructions to departments, which are based on the initial five-year financial report and contain detailed guidance on the preparation of department budget requests.
- In mid-February, Departments submit proposed budgets to the Mayor and Controller.
- From March through June, the Mayor's Office analyzes each budget proposal, examining policy and service implications in order to meet citywide needs, and reflect the Mayor's goals and priorities for the upcoming year. Concurrently, the Mayor conducts budget outreach to obtain feedback from the community on budget priorities and to ensure the budget reflects the City's collective priorities and voices.
- By June 1<sup>st</sup>, the Mayor presents her balanced two-year budget proposal to the Board of

Supervisors.

- Through the end of June, the Board of Supervisors' Budget and Appropriations Committee then holds public hearings on the budget, and makes recommendations to the full Board.
- In July, the budget is heard and voted on by the full Board of Supervisors, and returns to the Mayor for her approval, typically by August 1<sup>st</sup>.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: OPPOSE: MedMen Store at 1861 Union Street - Case No. 2019-017356CUA  
**Date:** Wednesday, March 31, 2021 11:23:07 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:** Devon Johnson <dpj@fangjohnson.net>  
**Sent:** Wednesday, March 31, 2021 10:49 AM  
**To:** Feeney, Claire (CPC) <claire.feeney@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** OPPOSE: MedMen Store at 1861 Union Street - Case No. 2019-017356CUA

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

Dear Planning Commission,

I am writing to say that I am opposed to the MedMen Marijuana store that is proposed for 1861 Union Street. I am opposed for the following reasons:

- **Family Neighborhood.** I and others on my block are trying to raise kids in this city, and we are looking out for what is best for them and our families, in our neighborhoods, including but not limited to health, wellness and crime avoidance. MedMen will install a retail store in our neighborhood selling an addictive and damaging drug. Although they may be able to control what happens on their site, they don't control what happens after someone purchases and leaves the site.
- **Health Impacts.** At the national level, marijuana is still an illegal drug. Marijuana has known negative effects on memory, reaction time, and

general cognitive behavior. It has especially harmful effects on the developing adolescent brain from childhood through the late 20's (well past the "legal age" where one is allowed to purchase). Marijuana is also 10 times stronger than it was previously. Prop 64 may have passed statewide, but it doesn't mean we have to roll over and let them poison our neighborhoods for profit. There is no difference than to what Juul is/was doing – companies exploiting "legal" drugs for profit. They don't care about addiction or the negative impacts, just their profit.

- **SF Health and Wellness Focus.** It is completely ironic that we do so much in San Francisco to make our lives healthier and the environment better, and then we turn a blind eye to the dangers of marijuana. In SF, we outlaw plastic bags, straws, and lids for the benefit of the environment and we ban flavored cigarettes and vaping, selling cigarettes at pharmacies, and we tax sugary beverages all in the spirit of good health. We have Equinox, Soul Cycle, Rumble Fitness, countless yoga studios, running on Crissy Field, juice shops, vegan stores, etc., etc., etc. all in the spirit of having healthier and more environmentally conscious lives, but we ignore the psychological and financial damage that marijuana addiction can have. The US is still reeling from an opioid epidemic that was started the last time the country paid no attention to the rampant distribution of harmful "legal" drugs. For perspective, San Francisco had 700 fentanyl deaths in 2020, but only 200 Covid-19 deaths.
- **Rented Storefronts.** I do support rented storefronts, but not **at any cost.** Union does need some help, but adding marijuana stores, bars, strip clubs or other vices hurts the neighborhood vs. helping it. An occasional hamburger (Shake Shack) or a harmful drug? Another yoga shop or boutique dress shop (both of which are no use to me) would still be better than a marijuana store.
- **Dishonest CU Submission.** After reviewing the planning documents that have been submitted by MedMen, they are definitely skewing the feedback in their favor. I don't see any of my or my neighbors' feedback from the very first open house that they held (which I think was articulated clearly that we were opposed to the store). I also find it quite laughable that they think they "complement the many health and wellness focused businesses currently located within the Union Street

NCD”.

- **Marijuana Availability**. People who truly have a need for medical marijuana will still have access to it. At least 10 other dispensaries in the city offer delivery services, and there are app based companies such as Ease that promise to deliver in 15 minutes.

In summary, I don't want easy distribution of harmful drugs infiltrating our neighborhood. If someone really wants to exercise their rights under the current law, they have so many choices for obtaining their drugs, including smartphone app based services that deliver right to your door.

Thank you for your consideration.

Regards

Devon Johnson  
3065 Buchanan (2 blocks from proposed site)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Yay more housing! Please support new homes at 1900 Diamond Street  
**Date:** Wednesday, March 31, 2021 9:26:04 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Madelaine Boyd <info@email.actionnetwork.org>  
**Reply-To:** "madelaine.void@gmail.com" <madelaine.void@gmail.com>  
**Date:** Wednesday, March 31, 2021 at 9:09 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Yay more housing! Please 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).

So many of our city's problems could be solved by more housing, and I'm sick of watching the Board of Supervisors pander to an overzealous few and persist outdated exclusionary zoning policies. The old line of "I totally support affordable housing, just not here" doesn't fly, nor do words of support for producing housing backed by actions to the opposite effect.

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.

Madelaine Boyd  
madelaine.void@gmail.com

San Francisco, California 94114

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1336 Chestnut St Revision to Prop M Finding 10 (F)  
**Date:** Wednesday, March 31, 2021 9:25:03 AM  
**Attachments:** [Draft Motion - 1336 Chestnut St.pdf](#)

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

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

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**From:** "May, Christopher (CPC)" <christopher.may@sfgov.org>  
**Date:** Wednesday, March 31, 2021 at 7:22 AM  
**To:** "Durandet, Kimberly (CPC)" <kimberly.durandet@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, Chanbory Son <chanbory.son@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>  
**Subject:** 1336 Chestnut St Revision to Prop M Finding 10 (F)

Good morning, Commissioners.

Please find the attached revised draft motion which has similarly updated the Prop M findings (Subsection 10 (F)) for the project at 1336 Chestnut Street, as well as a link to the M-files document here: [Draft Motion - 1336 Chestnut St.docx](#) ([Desktop](#), [Web](#), [Mobile](#)).

**Christopher May, Senior Planner**

**Northwest Team, Current Planning Division**

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7359 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>

**Sent:** Tuesday, March 30, 2021 5:13 PM

**To:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>

**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>

**Subject:** 26 Hamilton Redline Revision to Prop M Finding 10 (F)

Good Evening Commissioners,

Please find the revised Final Draft Motion to 26 Hamilton for Finding 10 (F) attached and M-Files link below:

[26 Hamilton Final Draft Motion \(2\) Redline Revised.docx](#) ([Desktop](#), [Web](#), [Mobile](#))

**Best,**

**Kimberly Durandet, Senior Planner  
Southeast Team / Current Planning**

San Francisco Planning

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

Direct: 628.652.7315 | [www.sfplanning.org](http://www.sfplanning.org)

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For general inquiries, not related to a project on file and assigned to me, please contact our Planning Information Center at [pic@sfgov.org](mailto:pic@sfgov.org) or 628.652.7600

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Wednesday, March 31, 2021 9:24:35 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:** Vitor Garcia <info@email.actionnetwork.org>  
**Reply-To:** "vbgarcia@gmail.com" <vbgarcia@gmail.com>  
**Date:** Tuesday, March 30, 2021 at 6:13 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 a resident of District 8 and 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).

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.

Vitor Garcia  
vbgarcia@gmail.com

San Francisco, California 94114

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: OPPOSE MedMen Store on Union  
**Date:** Wednesday, March 31, 2021 9:16:26 AM

---

**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Feeney, Claire (CPC) <claire.feeney@sfgov.org>  
**Sent:** Wednesday, March 31, 2021 9:14 AM  
**To:** JennJohn Heerdink <jjheerdink@gmail.com>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** RE: OPPOSE MedMen Store on Union

Hello Jenn and John,

Thank you for message regarding project 2019-017356CUA at 1861 Union. I am adding your message to the project file.

Best,  
Claire

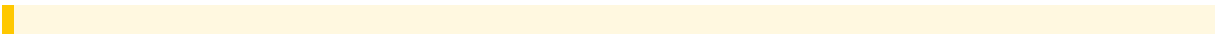
**Claire Feeney, AICP, Planner II**  
**Southeast Team, Current Planning Division**

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** JennJohn Heerdink <[jjheerdink@gmail.com](mailto:jjheerdink@gmail.com)>  
**Sent:** Tuesday, March 30, 2021 9:32 PM  
**To:** Feeney, Claire (CPC) <[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** OPPOSE MedMen Store on Union



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Good Evening,

We are writing to oppose the proposed MedMen Store on Union Street. We are raising a young family in the Cow Hollow neighborhood and we are very concerned about the impact a store like this will have on the neighborhood. We already have so many issues with homelessness, drug addiction, and mental illness. We need local family oriented businesses filling vacant store fronts on Union Street, not a storefront distributing drugs (legal or not). Marijuana is an addictive drug that causes memory loss, infertility, slow reaction time (when driving, or any other activity), cancer and other issues. Adding this additional drug to the already available alcohol sales and over the counter pharmaceuticals available, does not add to making us a healthier society. Anyone that argues the health effects is surely profiting from it. We implore you to not approve this business for Union Street. Please protect our Cow Hollow families.

Best,  
Jenn & John

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2019-017356CUA 1861 Union Street  
**Date:** Wednesday, March 31, 2021 9:16:00 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:** Kimberly Garfinkel <[kimberly.garfinkel@gmail.com](mailto:kimberly.garfinkel@gmail.com)>  
**Sent:** Wednesday, March 31, 2021 9:00 AM  
**To:** Feeney, Claire (CPC) <[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Jane Gaito <[janeibrahimgaito@gmail.com](mailto:janeibrahimgaito@gmail.com)>  
**Subject:** Case No. 2019-017356CUA 1861 Union Street

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Resending with case number:

Case No. 2019-017356CUA [1861 Union Street](#)

Kimberly Garfinkel, MD, MPH  
415-235-3414

On Mar 31, 2021, at 8:45 AM, Kimberly Garfinkel <[kimberly.garfinkel@gmail.com](mailto:kimberly.garfinkel@gmail.com)> wrote:

Dear Claire and the SF Planning Commission -

It has come to my attention that the planning commission will be voting this week on a new marijuana dispensary on Union Street, which **my family and our neighbors strongly oppose**.



We enjoy **Union Street as a family area** where we can walk with our four children and get a meal, a coffee, an ice cream, and do some shopping. The evenings on Union are already complicated by drunk bar-goers. It's loud and we don't feel comfortable taking the kids.

Unfortunately, the daytime dispensary will attract adults during the day that will impact our comfort level in going to Union Street. I will not be comfortable letting my high schooler and middle schoolers walk on Union to get ice cream or window shopping.

**There are at least 15 nearby schools.** I imagine that parents from these schools will also **think twice about allowing their kids to walk along Union Street.**

I also worry about **home values in the immediate area.** While Union Street was once an incentive to home buyers, I can't imagine any of my neighbors wanting to purchase a home near a dispensary.

As it is, many of our Pacific Heights neighbors are leaving SF due to the crime (we have been considering the same). Some are already more comfortable shopping in Marin instead of on Union or Chestnut. This would be another step in **pushing out San Franciscans which would have a continued negative impact on the tax base and economy in San Francisco.**

There is **already a dispensary nearby on Fillmore.** Our neighborhood does not need another one in the heart of a community filled with schools and families.

I would be happy to discuss more. Feel free to contact me anytime.

Thank you,  
Kim

Kimberly Garfinkel, MD, MPH  
2637 Pierce St  
San Francisco, CA 94123  
[Kimberly.garfinkel@gmail.com](mailto:Kimberly.garfinkel@gmail.com)  
415-235-3414

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mad Men dispensary  
**Date:** Wednesday, March 31, 2021 9:15:31 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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---

**From:** Kimberly Garfinkel <kimberly.garfinkel@gmail.com>  
**Sent:** Wednesday, March 31, 2021 8:46 AM  
**To:** Feeney, Claire (CPC) <claire.feeney@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Jane Gaito <janeibrahimgaito@gmail.com>  
**Subject:** Mad Men dispensary

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Dear Claire and the SF Planning Commission -

It has come to my attention that the planning commission will be voting this week on a new marijuana dispensary on Union Street, which **my family and our neighbors strongly oppose**.

We enjoy **Union Street as a family area** where we can walk with our four children and get a meal, a coffee, an ice cream, and do some shopping. The evenings on Union are already complicated by drunk bar-goers. It's loud and we don't feel comfortable taking the kids.

Unfortunately, the daytime dispensary will attract adults during the day that will impact our comfort level in going to Union Street. I will not be comfortable letting my high schooler and middle schoolers walk on Union to get ice cream or window shopping. **There are at least 15 nearby schools**. I imagine that parents from these schools will also **think twice about allowing their kids to walk along Union Street**.

I also worry about **home values in the immediate area**. While Union Street was once an incentive to home buyers, I can't imagine any of my neighbors wanting to purchase a home near a dispensary.

As it is, many of our Pacific Heights neighbors are leaving SF due to the crime (we have been considering the same). Some are already more comfortable shopping in Marin instead of on Union or Chestnut. This would be another step in **pushing out San Franciscans which would have a continued negative impact on the tax base and economy in San Francisco.**

There is **already a dispensary nearby on Fillmore.** Our neighborhood does not need another one in the heart of a community filled with schools and families.

I would be happy to discuss more. Feel free to contact me anytime.

Thank you,  
Kim

Kimberly Garfinkel, MD, MPH  
2637 Pierce St  
San Francisco, CA 94123  
[Kimberly.garfinkel@gmail.com](mailto:Kimberly.garfinkel@gmail.com)  
415-235-3414

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Elizabeth Jonckheer](#)  
**Subject:** [653 28th St FYI](#)  
**Date:** Wednesday, March 31, 2021 8:29:21 AM  
**Attachments:** [653 28th St San Francisco, CA 94113 3654 42152659 Redfin.png](#)

---

**Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 415-652-7900 | [www.sfgov.org](http://www.sfgov.org)  
[San Francisco Property Information Map](#)

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**From:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>  
**Sent:** Tuesday, March 30, 2021 9:52 PM  
**To:** SchuT <[schuT@hkglobal.net](mailto:schuT@hkglobal.net)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: 653 28th St FYI.

Hello Georgia,

That is interesting news about the sale, wow.

FYI - the sponsor is withdrawing the roof deck expansion permit because it requires notice.

I'll advise Natalia and her staff about the ADU issue.

Take care,  
Elizabeth

**Elizabeth Gordon Jonckheer, Principal Planner**  
**Northwest Team & Historic Preservation, Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 415-652-7900 | [www.sfgov.org](http://www.sfgov.org)  
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**From:** SchuT <[schuT@hkglobal.net](mailto:schuT@hkglobal.net)>  
**Sent:** Tuesday, March 30, 2021 9:38 PM  
**To:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 653 28th St FYI.

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Dear Elizabeth and Corey,

Good evening to you both. I hope everything is okay and you are both well.

Sorry to keep writing about this address, but when I saw it was for now actually for sale I wanted to let you know, given the outstanding roof deck expansion question that I raised in my earlier emails.

Additionally,

Please note the description below (never mind the asking price). There is no mention of the ADU...just two separate family rooms, etc.

Given all the Staff and Commission energy and angst spent on this, I really don't know how you get the extra unit on the market as an actual home that the Commission required in their DRA-0551. What is the incentive? What is the carrot? What is the stick?

This was suppose to be a 1,200 square foot ADU, I believe. Corey you were at the Board of Appeals that night...so you probably remember?

To me, it reminds me that the Demolition (originally applied as a Major Alteration with Demo Calc) of the original, modest, but very livable home, is very unfortunate.

I am just glad that the RH-1 Administrative Approval is gone from the Code. As you may remember this needed two (2) appraisals so it could be \$45K above the value at the time.

And currently there are two other demos proposed for across 28th street for two SFHs on each lot, each with an ADU.

It is a real policy question, I think.

Thanks.

Please take good care and be well and safe.

Georgia

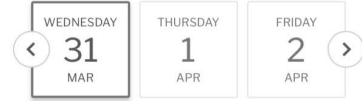
653 28th St, San Francisco, CA 94131

**\$6,195,000** **5** **5** **4,105**  
Price Beds Baths Sq Ft



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### Go tour this home



Tour in Person Tour via Video Chat

**Schedule Tour**

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OR

**Start an Offer**

Ask a Question | (415) 528-3501

Live Chat

A magnificent new construction collaboration between award winning architect John Lum, award winning designer Kristin Ricco, and RA Squared development, 653 28th Street clearly redefines the pinnacle for luxury modern design and development in San Francisco. This spectacular property offers an amazing blend of seamless indoor/outdoor living spaces, a highly coveted floor plan, dramatic City and Bay views, elevated technology features, and is tailored with the finest materials from all over the world. Spanning four levels, this gorgeous home features 5 bedrooms, 6 Baths, spacious entertaining spaces, two separate family rooms, incredible connection to outdoor living areas, and a spectacular roof deck with panoramic City and Bay views. 653 28th Street is wonderfully perched in Noe Valley, offering gorgeous city vistas paired with excellent access to the neighborhood lifestyle of parks, cafes, restaurants, and boutiques.

Show Less ^

Listed by Greg Fulford · DRE #01423433 · Sotheby's International Realty  
Redfin last checked: 1 minute ago | Last updated Mar 29, 2021 · Source: San Francisco MLS

#### Price Insights

List Price	\$6,195,000	Est. Mo. Payment	\$28,129
Price/Sq.Ft.	\$1,509		

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Westhoff, Alex \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for organized opposition presentation  
**Date:** Wednesday, March 31, 2021 8:27:47 AM

---

### Commission Affairs

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

**From:** krobertsblock@aol.com <krobertsblock@aol.com>  
**Sent:** Tuesday, March 30, 2021 8:29 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Request for organized opposition presentation

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

Dear Commission Secretary,

On April 15th there will be a CUA hearing regarding the demolition of 249 Texas Street. We are a group of neighbors that are requesting more than the 1 to 2 minute time to speak to the commission in opposition of this demolition. According to your policies and procedures, we can request an "organized opposition". Your procedures state the following:

*"A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. **Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.**"*

Can you please provide us with instructions on how to apply for the 10 minutes of organized opposition time? Is this email sufficient to request the time?

Thank you for your assistance in this matter,  
Kathleen Roberts-Block  
Sasha Gala  
Matthew Boden

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1336 Chestnut Street - Hearing Date: Thursday, April 1, 2021  
**Date:** Wednesday, March 31, 2021 8:27:04 AM

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**Commission Affairs**

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

**From:** Bo Jun <[hillcrestfam@gmail.com](mailto:hillcrestfam@gmail.com)>  
**Sent:** Tuesday, March 30, 2021 7:20 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 1336 Chestnut Street - Hearing Date: Thursday, April 1, 2021

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I submit these documents for the hearing on Thursday, April 1, 2021 for 1336 Chestnut Street.

[\(Part 1 of 4\) Hearing on 1336 Chestnut Street.pdf](#)

[\(Part 2 of 4\) Hearing on 1336 Chestnut Street.pdf](#)

[\(Part 3 of 4\) Hearing on 1336 Chestnut Street.pdf](#)

[\(Part 4 of 4\) Hearing on 1336 Chestnut Street.pdf](#)



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Resending 1336 Chestnut Street Hearing documents (4 total)  
**Date:** Wednesday, March 31, 2021 8:25:54 AM  
**Attachments:** [\(Part 3 of 4\) Hearing on 1336 Chestnut Street.pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Bo Jun <[hillcrestfam@gmail.com](mailto:hillcrestfam@gmail.com)>  
**Sent:** Wednesday, March 31, 2021 1:11 AM  
**To:** [aaa1224327@comcast.net](mailto:aaa1224327@comcast.net); CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: Resending 1336 Chestnut Street Hearing documents (4 total)

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On Wed, Mar 31, 2021 at 1:10 AM Bo Jun <[hillcrestfam@gmail.com](mailto:hillcrestfam@gmail.com)> wrote:

On Wed, Mar 31, 2021 at 1:09 AM Bo Jun <[hillcrestfam@gmail.com](mailto:hillcrestfam@gmail.com)> wrote:

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2019-017356CUA 1861 Union Street  
**Date:** Wednesday, March 31, 2021 8:23:14 AM  
**Attachments:** [1861 Union Street - Gaito opposition letter .pdf](#)  
[2019-017356PRJ - 1861 Union Street Cannabis Retail.eml.msg](#)  
[Pre-App Materials - 1861 Union Street.pdf](#)

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### Commission Affairs

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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Jane Ibrahim Gaito <janeibrahimgaito@gmail.com>  
**Sent:** Wednesday, March 31, 2021 1:24 AM  
**To:** Feeney, Claire (CPC) <claire.feeney@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Case No. 2019-017356CUA 1861 Union Street

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Attached please find my opposition letter to this case, as well as supporting docs including a prior email to Planner Laura Ajello and the issue/response summary after the pre-app meeting in August 2019.

Thank you,  
Jane

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am writing in Support of the application of the 1861 Union St Group, SFPC #2019-017356CUA  
**Date:** Wednesday, March 31, 2021 8:22:47 AM

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**Commission Affairs**

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

**From:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Wednesday, March 31, 2021 8:16 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>  
**Cc:** Malcolm Weitz <malcolm@miragemedicinal.com>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>  
**Subject:** I am writing in Support of the application of the 1861 Union St Group, SFPC #2019-017356CUA

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

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

We support the 1861 Union St Cannabis Dispensary Project, item #15 on the April 1 agenda. We have worked with Malcom Weitz on various cannabis issues, found him to be very community oriented, and he is an important part of the SF project to have equity applicants be owners of Cannabis Companies.

Malcom's story, with much experience in the unregulated cannabis market, is exactly the type of individual that we want to encourage to enter the new Legal Cannabis market. He will be a beacon for others who are contemplating a move from the irregular market to mainstream retail operations.

Importantly, there are no Cannabis Retail Locations in the heart of the Union Street Retail

environment. By approving this application, residents of this neighborhood would now be able to pick up Cannabis at the same time as shopping for other essential products.

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

Malcom is an important member of the SF Cannabis Community. The 1861 Union St group are the type of merchants, with experience, to help the expansion of the SF Cannabis Retail footprint away from only Downtown to our various neighborhoods.

We implore you to approve the 1861 Union St Cannabis Retail Project.

Thank you.

bram

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Redlined Motions for 2285 Jerrold and 1861  
**Date:** Tuesday, March 30, 2021 5:33:44 PM  
**Attachments:** [1861 Union Draft Motion Redline.docx](#)  
[2285 Commission Motion Redline.docx](#)

---

**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:** "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>

**Date:** Tuesday, March 30, 2021 at 5:24 PM

**To:** "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, Chanbory Son <chanbory.son@sfgov.org>

**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, "May, Christopher (CPC)" <christopher.may@sfgov.org>

**Subject:** Redlined Motions for 2285 Jerrold and 1861

Good evening Commissioners,

Attached please find redlined versions of the draft motions for 2285 Jerrold Avenue and 1861 Union Street.

[2285 Commission Motion Redline.docx](#) (Desktop, Web, Mobile)  
[1861 Union Draft Motion Redline.docx](#) (Desktop, Web, Mobile)

**Claire Feeney, AICP, Planner II**

**Southeast Team, Current Planning Division**

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 26 Hamilton Redline Revision to Prop M Finding 10 (F)  
**Date:** Tuesday, March 30, 2021 5:33:16 PM  
**Attachments:** [26 Hamilton Final Draft Motion \(2\) Redline Revised.docx](#)

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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:** "Durandet, Kimberly (CPC)" <[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)>  
**Date:** Tuesday, March 30, 2021 at 5:13 PM  
**To:** "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, Chanbory Son <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Cc:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Elizabeth Watty <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>, Richard Sucre <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>, "Feeney, Claire (CPC)" <[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)>, "May, Christopher (CPC)" <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Subject:** 26 Hamilton Redline Revision to Prop M Finding 10 (F)

Good Evening Commissioners,

Please find the revised Final Draft Motion to 26 Hamilton for Finding 10 (F) attached and M-Files link below:

[26 Hamilton Final Draft Motion \(2\) Redline Revised.docx](#) ([Desktop](#), [Web](#), [Mobile](#))

**Best,**  
**Kimberly Durandet, Senior Planner**  
**Southeast Team / Current Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7315 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

For general inquiries, not related to a project on file and assigned to me, please contact our Planning Information Center at [pic@sfgov.org](mailto:pic@sfgov.org) or 628.652.7600

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Close the Gap!  
**Date:** Tuesday, March 30, 2021 4:19:40 PM

---

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

---

**From:** Annie Hsia <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Reply-To:** "ajhsia@gmail.com" <[ajhsia@gmail.com](mailto:ajhsia@gmail.com)>  
**Date:** Tuesday, March 30, 2021 at 10:57 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Close the Gap!

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Jonas Ionin,

I'm writing to express my strong support for the proposed housing at 1900 Diamond Street. This district is way behind in bearing an equitable share in contributing to housing - affordable housing! - to San Francisco.

Stop being a NIMBY and don't let Berkeley outpace us on housing. This location is conveniently located with easy access to public transit and also contribute to services for the Latinx/Hispanic community.

These new family housing units will add much vitality to the area. Stop prioritizing units that appeal to single persons; though I love dogs, it's time to rebuild San Francisco as a place for families, too.

Annie Hsia  
[ajhsia@gmail.com](mailto:ajhsia@gmail.com)  
30 Patton St  
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:** Tuesday, March 30, 2021 4:19:25 PM

---

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

---

**From:** Joshua Ehrlich <info@email.actionnetwork.org>  
**Reply-To:** "ehrllichjoshua@gmail.com" <ehrllichjoshua@gmail.com>  
**Date:** Tuesday, March 30, 2021 at 3:33 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.

Joshua Ehrlich  
ehrichjoshua@gmail.com  
253 Frederick St  
San Francisco, California 94117

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)  
**Date:** Tuesday, March 30, 2021 4:16:32 PM  
**Attachments:** [0 Guttenberg St. MemoPC 20210330 \(ID 1229706\).pdf](#)

---

See attached memo related to the subject property.

**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:** Tuesday, March 30, 2021 at 4:09 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Chanbory Son <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>, Delvin Washington <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>  
**Subject:** 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)

Hi Jonas,

Attached please find the Memo to Planning Commission for the Project at 0 Guttenberg St. (2018-016721CUAVAR) to be distributed today.

Please let me know if you have any questions.

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)  
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**Note: I will be out of the office on April 9<sup>th</sup> and 23<sup>rd</sup>**

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1550 Wallace 4/1 consent item 2020-011265CUA  
**Date:** Tuesday, March 30, 2021 1:52:56 PM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Sent:** Tuesday, March 30, 2021 10:56 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1550 Wallace 4/1 consent item 2020-011265CUA

Hello Commissioners,

I received a request to clarify one paragraph in the executive summary for the consent item at 1550 Wallace on your agenda this Thursday. In the Executive Summary, there is this paragraph:

**Cannabis Use Buffers.** Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses. The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time.

The 600' rule sets a buffer from cannabis retail storefronts (including MCDs) to Schools (K-12) and any other cannabis retail storefront (including MCDs), except as provided in Section 190. The buffer is not to other storefront uses in general (non-cannabis). The buffer also does not apply to non-storefront uses like the item you will review on Thursday. I'll be a bit more precise with this language in future reports.

Thank you!

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

San Francisco Planning

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

Direct: 628.652.7567 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Tuesday, March 30, 2021 8:53:28 AM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

---

**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:** 1900 Diamond  
**Date:** Tuesday, March 30, 2021 8:44:30 AM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[10-year local resident supporting new housing at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Please support new homes at 1900 Diamond Street.msg](#)  
[New Homes Needed at 1900 Diamond Street.msg](#)  
[I support new homes at 1900 Diamond Street.msg](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Tuesday, March 30, 2021 8:42:15 AM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[In support of new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[I support the project to build homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Please support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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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:** [CPC-Commissions Secretary](#)  
**Cc:** [Young, Sharon \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Panda Express in Laurel Village  
**Date:** Monday, March 29, 2021 2:14:58 PM

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

From: Maxine Moerman <[maxine.moerman@comcast.net](mailto:maxine.moerman@comcast.net)>  
Sent: Monday, March 29, 2021 1:56 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Panda Express in Laurel Village

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To Whom it May Concern,

I am a resident who lives directly across the street from the Laurel Village Shopping Center.

I am very much against the addition of a Panda Express franchise in the shopping center. This location is already down sliding to the worst sort of suburban strip mall and a Panda Express with it's gaudy colors and neon marketing hardly elevates the property.

It is ridiculous to think such a low quality fast food restaurant property will prosper when there are hundreds of actual Chinese and other wonderful Asian restaurants in our neighborhood. After all the noise, traffic and construction this property will most likely last less than a year.

I encourage Panda Express to explore a different location where it's business might actually have a chance of success. This fast food franchise is not wanted in our neighborhood.

Sincerely,

Maxine Moerman

3524 California Street

SF CA 94118

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Monday, March 29, 2021 2:12:26 PM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Monday, March 29, 2021 1:47:34 PM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Monday, March 29, 2021 1:43:24 PM  
**Attachments:** [Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support the 1900 Diamond Street project.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Monday, March 29, 2021 1:40:38 PM  
**Attachments:** [Area home owners support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support for housing development at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Reminder Register for Tomorrow's Legislative Update Webinar \(1.5CM\).msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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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:** CPC-Commissioners Secretary  
**To:** [Thomas.Schuttish@sfplanning.org](mailto:Thomas.Schuttish@sfplanning.org)  
**Subject:** Re: April 6, 2021 CPC Hearing Item No. 12 for 403 28th Street TTD (IA #201-00342)  
**Date:** Monday, March 29, 2021 12:27 PM  
**Attachments:** [CPC-Commissioners Secretary](#)

**Commission Affairs**  
San Francisco Planning  
40 South Van Ness Avenue, Suite 3403, San Francisco, CA 94103  
Direct: 415.675.1600 | [www.sfpplanning.org](http://www.sfpplanning.org)  
[San Francisco Planning](http://www.sfpplanning.org)

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**From:** Thomas Schuttish <[schuttish@sfplanning.org](mailto:schuttish@sfplanning.org)>

**Sent:** Monday, March 29, 2021 7:54 AM

**To:** Koppel, Joel [CPC] <[joel.koppel@sfplanning.org](mailto:joel.koppel@sfplanning.org)>; Moorurban, Chad, Deland [CPC] <[chad.deland@sfplanning.org](mailto:chad.deland@sfplanning.org)>; Diamond, Susan [CPC] <[susan.diamond@sfplanning.org](mailto:susan.diamond@sfplanning.org)>; Fung, Frank [CPC] <[frank.fung@sfplanning.org](mailto:frank.fung@sfplanning.org)>; Imperial, Theresa [CPC] <[theresa.imperial@sfplanning.org](mailto:theresa.imperial@sfplanning.org)>; Tanner, Rachael [CPC] <[rachael.tanner@sfplanning.org](mailto:rachael.tanner@sfplanning.org)>; CPC-Commissioners Secretary <[commissions.secretary@sfplanning.org](mailto:commissions.secretary@sfplanning.org)>; Ionia, Jonas [CPC] <[jonas.ionia@sfplanning.org](mailto:jonas.ionia@sfplanning.org)>; Apple Hogeland, Linda [CPC] <[linda.applehogeland@sfplanning.org](mailto:linda.applehogeland@sfplanning.org)>  
**Cc:** Tam, Tina [CPC] <[tina.tam@sfplanning.org](mailto:tina.tam@sfplanning.org)>; Berger, Chaska [CPC] <[chaska.berger@sfplanning.org](mailto:chaska.berger@sfplanning.org)>; Hills, Rich [CPC] <[rich.hills@sfplanning.org](mailto:rich.hills@sfplanning.org)>; Watty, Elizabeth [CPC] <[elizabeth.watty@sfplanning.org](mailto:elizabeth.watty@sfplanning.org)>; Merione, Audrey [CPC] <[audrey.merione@sfplanning.org](mailto:audrey.merione@sfplanning.org)>; Teague, Corey [CPC] <[corey.teague@sfplanning.org](mailto:corey.teague@sfplanning.org)>; Sanchez, Scott [CPC] <[scott.sanchez@sfplanning.org](mailto:scott.sanchez@sfplanning.org)>; Starr, Aaron [CPC] <[aaron.starr@sfplanning.org](mailto:aaron.starr@sfplanning.org)>; Washington, Debra [CPC] <[debra.washington@sfplanning.org](mailto:debra.washington@sfplanning.org)>; Hark, Jeffrey [CPC] <[jeffrey.hark@sfplanning.org](mailto:jeffrey.hark@sfplanning.org)>; Coleman, Stephanie [CPC] <[stephanie.coleman@sfplanning.org](mailto:stephanie.coleman@sfplanning.org)>; Campbell, Catherine [CPC] <[catherine.campbell@sfplanning.org](mailto:catherine.campbell@sfplanning.org)>; Pantaja, Gabriela [CPC] <[gabriela.pantaja@sfplanning.org](mailto:gabriela.pantaja@sfplanning.org)>; Hicks, Bridget [CPC] <[bridget.hicks@sfplanning.org](mailto:bridget.hicks@sfplanning.org)>; Balba, Ryan [CPC] <[ryan.balba@sfplanning.org](mailto:ryan.balba@sfplanning.org)>; Spinks, Jeffrey [CPC] <[jeffrey.spinks@sfplanning.org](mailto:jeffrey.spinks@sfplanning.org)>  
**Subject:** April 6, 2021 CPC Hearing Item No. 12 for 403 28th Street TTD (IA #201-00342)

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

Below is a group of questions that I think it would be appropriate to ask the Project Sponsor prior to the TTD at 403 28th Street. I sent a separate email to Planning Enforcement over the weekend with these questions, asking that either Mr. Tam or Ms. Berger to please be included in this second hearing on April 29 in order to get their perspectives. Since Ms. Berger made a site visit and issued the NOE in December 2020, she may have insights that the Commission needs to hear in order to better understand how the TTD could have happened. I hope this doesn't create an extra burden for her, but I think it is important to hear from Enforcement Staff.

Additionally I have attached four pages in a pdf at the end of this email. The first two pages are the two sets of Qualification Calculations for 403 28th Street...one before the Enforcement and one after the Enforcement, both submitted by the Project Sponsor. The next two pages list three (3) possible "Scenarios" of what the numerical values could be if adjustments had been made at some point since 2009 to "reduce the numerical elements" as the Commission is empowered to do under Section 317 (b) (2) (D). A final question for the Project Sponsor based on the three scenarios is: Would the Project Sponsor have discovered a different project if any of those Down Code "Scenarios" had been in place when the plans for 403 28th Street were originally submitted to the City for approval?

Here are the articles of questions for the Project Sponsor that may shed light on how this situation came to be:

Does anyone really know if the house was in such bad shape? Didn't they have a thorough inspection prior to purchasing the house? Or when they made their plans to enlarge it? Is this fact, conjecture or a handy excuse?  
I only saw the site with the house "gone" from late September thru December and I sent you all the photos I had of this time period even prior to filing the complaint.  
What happened from the time the Addenda was issued in mid-August to late September, when just a little sliver of the front facade was left?  
What happened after that when the facade sliver was removed by October on thru November when pieces gradually disappeared?  
And then what was going on in December when some pieces were apparently reconstructed based on the photos and *put back*?  
What about the other complaint about the roofline?  
The permit application says nothing about a vertical expansion which this has....if it had been there would that have triggered DBI site review?  
Mr. Rodgers said that DBI didn't bother to come out. How come? Was it due to the description on the permit application, regardless of the fact the permit valuation was \$440K?  
Let me say this: I am not looking for the Commission to punish....I am looking for the Commission to understand.  
And I think the Commission needs to understand what happened, regardless of the addition of the little studio unit. (Which the owners don't really want to do and from their perspective you can understand that).

I hope the Commission will consider asking the Project Sponsor all of these questions and will hear from either Ms. Berger or Mr. Tam if they are available.  
Thank you.  
Sincerely,  
Georgia Schuttish





**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for April 1, 2021  
**Date:** Friday, March 26, 2021 3:16:36 PM  
**Attachments:** [20210401\\_cal.pdf](#)  
[20210401\\_cal.docx](#)  
[Advance Calendar - 20210401.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for April 1, 2021.

Enjoy the beautiful weather,

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO'S MOBILE VACCINATION UNIT TO VACCINATE UP TO 1,000 SENIORS IN CHINATOWN SENIOR LIVING FACILITIES  
**Date:** Friday, March 26, 2021 10:52:13 AM  
**Attachments:** [03.26.21 Mobile Vaccinations.pdf](#)

---

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, March 26, 2021 at 10:17 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO'S MOBILE VACCINATION UNIT TO VACCINATE UP TO 1,000 SENIORS IN CHINATOWN SENIOR LIVING FACILITIES

**FOR IMMEDIATE RELEASE:**  
Friday, March 26, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**SAN FRANCISCO'S MOBILE VACCINATION UNIT TO VACCINATE UP TO 1,000 SENIORS IN CHINATOWN SENIOR LIVING FACILITIES**

*The City's mobile vaccination units ensure equitable access to the COVID-19 vaccine for vulnerable populations. Next week, the City will deploy a mobile vaccination team to Chinatown's largest senior living facility, Ping Yuen, in an effort to boost vaccination rates for San Franciscans 65 and older.*

**San Francisco, CA** — Mayor London N. Breed, the Department of Public Health, and the COVID Command Center (CCC) today announced the City will vaccinate up to 1,000 seniors and eligible community members at Chinatown's largest affordable family housing facility, Ping Yuen, and other housing facilities in the next two weeks. The two-day event at Ping Yuen on Friday, April 2 and Friday, April 9, is aimed to increase the vaccination rate for seniors in Chinatown and is part of the City's broader mobile vaccination efforts to reach communities that have been disproportionately affected by COVID-19.

Since its launch in mid-February, the City's mobile vaccination program has administered approximately 2,000-3,000 vaccines to residents in the Bayview, Tenderloin, Excelsior, Mission, Chinatown, and Western Addition. DPH and CCC have more than 30 mobile vaccination events planned in the next three weeks and are working closely with community partners to provide referrals for appointments to priority populations.

“From the very beginning, our vaccine distribution has been focused on reaching our communities that have been hit hardest,” says Mayor Breed. “We know that means meeting people where they are and making vaccines not only available, but also easy to access. Our community clinics and mobile vaccination teams are a critical part of that effort.”

San Francisco is committed to an equitable vaccination strategy, with a specific focus on reaching populations that have been disproportionately impacted by COVID-19. To that end, the San Francisco Department of Public Health has been focused on reaching communities that have been hard-hit by the pandemic. San Francisco is implementing strategies to reach the most vulnerable populations where they are, including mobile vaccination teams. In addition to mobile vaccination teams, San Francisco has located high-volume sites and neighborhood vaccine access sites in areas that have carried the burden of the virus.

In partnership with community-based organizations and health care providers, San Francisco’s mobile vaccination teams bring COVID-19 vaccine directly to people and neighborhoods with limited access to healthcare providers or pharmacies. Specifically, the mobile vaccination teams serve homebound adults, senior living facilities, people served by behavioral health programs, and people experiencing homelessness in high-risk congregate living facilities. Recently, the City expanded vaccine eligibility to include people living in SROs, considered high-risk congregate settings. Over the past several months, COVID Command Center and Department of Public Health coordinated a series of mobile vaccination pilot programs to test strategies for reaching SRO residents so that the City can scale up its efforts when increased vaccine supply allows.

San Francisco has made good progress vaccination people 65 and older, with 80% of people 65 and older having received at least one dose of the COVID-19 vaccine. Overall, DPH’s focus on racial equity in vaccine distribution has been successful. A higher proportion of the DPH-administered vaccinations have gone to people of color than the total citywide vaccinations. Nearly 40% of the DPH vaccine allocation has gone to the Asian population compared with 32% of citywide vaccinations, and 25% of the DPH vaccine allocation has gone to the Latinx population compared with 11% of citywide vaccinations.

Additionally, as a result of San Francisco’s efforts to meet people where they are and bring vaccine resources to the neighborhoods that have been hardest-hit by COVID-19, the neighborhoods with the highest vaccination rates for seniors 65 and older are the Bayview Hunters Point, Western Addition, Portola, Mission, and Treasure Island. San Francisco continues to address disparities in vaccination rates. Given that 65% of seniors in Chinatown have been vaccinated, DPH and COVID Command Center are deploying mobile vaccine resources to the Ping Yuen senior living facility and other housing facilities to help address that disparity and increase vaccination rates in Chinatown.

“A legacy of the HIV/AIDS epidemic, the Department of Public Health has a strong network of community clinics and long-standing relationships with community-based organizations as well as robust integration of care into SROs and other supportive housing,” says Director of Health Dr. Grant Colfax. “We’ve been using this mobile care model for many years to serve vulnerable populations and now we are applying these practices to administering the COVID-19 vaccines. I recently had the opportunity to see a mobile vaccination unit in action at NextDoor, a shelter serving people experiencing homelessness, and it was wonderful to see the relief on people’s faces when they got their vaccine.”

### **Mobile Vaccination Efforts**

Yesterday, March 25, the City partnered with GLIDE to administer 100 vaccines as part of a pilot, which will eventually scale up to a bi-weekly event with the goal of administering 1,000 vaccines per week. The event at GLIDE is a partnership with the City, University of California, San Francisco's Benioff Homelessness and Housing Initiative, Life Sciences Cares-Bay Area, and San Francisco Community Health Center. The San Francisco Community Health Center is a beneficiary of DPH and San Francisco Public Health Foundation's \$5.28 million grant program to provide culturally responsive services to neighborhoods and populations most impacted by COVID-19 through outreach, linkage to testing and vaccine, contact investigation, and isolation and quarantine services.

Additionally, the City will host a series of mobile vaccination events on Treasure Island for eligible Treasure Island residents on March 27, April 3 and April 10 at Ship Shape Community Center (850 Avenue I) from 9:30 am to 3:30 pm. The site is primarily by appointment with very limited drop-in capacity. The mobile site is being run by DPH and CCC in partnership with the Fire Department, the Treasure Island Development Authority, and One Treasure Island, with outreach support from the Latino Taskforce.

To serve people with disabilities, the City is partnering with the Mayor's Office on Disability and other community partners on several mobile vaccination events. This Saturday, March 27 and Sunday, March 28 the University of the Pacific Dental School will vaccinate 300 people with intellectual and developmental disabilities. Starting Friday, April 2, and recurring for four to six weeks, Lighthouse for the Blind will administer 200 doses a day to people with disabilities. The City has set up a call center to help people with disabilities who are unable to easily access the internet or schedule an appointment through their provider access appointments. The number is (628) 652-2700.

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

San Francisco now has the capacity to vaccinate 20,000 people per day, double the original target to vaccinate 10,000 daily. Despite this significant capacity, supply constraints continue to limit the City from operating at full capacity and is the biggest barrier to vaccinating people as quickly as possible.

People who are eligible to be vaccinated can sign-up for an appointment at: [SF.gov/getvaccinated](https://sf.gov/getvaccinated).

"Vaccine availability and accessibility has been challenging for Chinatown given our high volume of seniors, frontline workers, transit users and overcrowded families living in SROs. We welcome this place-based vax for Ping Yuen's seniors—bringing it to public housing and, hopefully, SRO's will significantly amplify the effort to get our San Francisco communities protected against COVID," stated Malcolm Yeung, Executive Director of the Chinatown Community Development Center.

“Today marks an incredible milestone in our COVID-19 response efforts,” stated San Francisco Community Health Center CEO Lance Toma. “We are proud to work with so many partner organizations on our City’s mobile vaccination efforts in the Tenderloin. We will work nonstop to ensure that our most vulnerable residents are vaccinated ASAP. We will train and work with a cadre of community ambassadors to eliminate as many barriers to ensure vaccine access is as easy as possible.”

“Life Science Cares, a nonprofit funded by companies in the biotech and life science industry in the Bay Area, is pleased to support this cross-sector coalition to make it as easy as possible for those living in the Tenderloin to receive the COVID vaccine,” said Lynn Seely, MD, a member of the Life Science Cares-Bay Area Board of Managers.

“Today marks an incredible milestone in our COVID-19 response efforts,” said Lance Toma, CEO of San Francisco Community Health Center. “We are proud to work with so many partner organizations on our City’s mobile vaccination efforts in the Tenderloin. We will work nonstop to ensure that our most vulnerable residents are vaccinated ASAP. We will train and work with a cadre of community ambassadors to eliminate as many barriers to ensure vaccine access is as easy as possible.”

“We know that the vaccine equity is one of the most urgent issues facing us right now. We know that people experiencing homelessness want the opportunity to be vaccinated, but need vaccines to be accessible. The UCSF BHHI is thrilled to take part in an amazing partnership to bring vaccines to where people are, guided by those with lived expertise of homelessness,” says Margot Kushel, MD. Professor of Medicine at UCSF and director of UCSF Benioff Homelessness and Housing Initiative.

“There are significant challenges in providing access to COVID vaccinations to the housed and unhoused residents of the Tenderloin. Bringing a weekly neighborhood vaccination site to the Tenderloin is an absolute accomplishment. GLIDE is tremendously proud of our partnership with the SFDPH, UCSF Benioff Homelessness and Housing Initiative, Life Sciences Cares-Bay Area, and San Francisco Community Health Center. Together we are reducing barriers to vaccine access and serving some of the most marginalized people in the City,” said GLIDE President and CEO Karen Hanrahan.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: 2019-020740CUA  
**Date:** Thursday, March 25, 2021 5:56:21 PM

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

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**From:** RUSSELL KYLE <sfcrime@comcast.net>  
**Date:** Thursday, March 25, 2021 at 5:08 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Fwd: RE:2019-020740CUA

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## TWIMC

**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](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment March 25, 2021  
**Date:** Thursday, March 25, 2021 3:08:07 PM  
**Attachments:** [Five Categories of Demolitions.pdf](#)

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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: Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
Sent: Thursday, March 25, 2021 1:06 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; mooreurban@aol.com; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
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Subject: General Public Comment March 25, 2021

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Dear Commissioners:

After last week's hearing on 403 28th Street, I wanted to try and put these illegal demolitions into categories. Obviously this is just my opinion.

I also wanted to include your staff in the SW Quadrant in this email plus pdf.

Thanks much and take good care.

Georgia.