

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY PARTNERS ANNOUNCE OPENING OF NEW CHILD CARE FACILITY IN THE MISSION DISTRICT  
**Date:** Friday, April 09, 2021 3:05:44 PM  
**Attachments:** [04.09.21 Mission Kids Child Care Center.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Friday, April 9, 2021 at 3:05 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY PARTNERS ANNOUNCE OPENING OF NEW CHILD CARE FACILITY IN THE MISSION DISTRICT

**FOR IMMEDIATE RELEASE:**

Friday, April 9, 2021

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

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

**MAYOR LONDON BREED AND COMMUNITY PARTNERS  
ANNOUNCE OPENING OF NEW CHILD CARE FACILITY IN  
THE MISSION DISTRICT**

*The Mission Kids child care center will serve 100 families and is funded by more than \$6 million from San Francisco's Office of Early Care and Education, Office of Economic and Workforce Development, and the Mayor's Office of Housing and Community Development*

**San Francisco, CA** — Mayor London N. Breed, Mission Kids, and community partners today announced the completion of a new child care center in San Francisco's Mission District. The new preschool, located at 969 Treat Avenue, will enable Mission Kids to double their enrollment to serve 100 families and makes quality early childhood education more accessible for families of all income levels in the Mission and surrounding neighborhoods. This facility advances San Francisco's broader efforts to close the early education gap for San Francisco's youngest children and supports San Francisco's recovery from the COVID-19 pandemic.

"High quality, safe early care and education helps young people and their families succeed and thrive, and it should be available to everyone in San Francisco, regardless of where they live or their income," said Mayor Breed. "It's too hard to find child care in this city and we have to do more to support working families, especially as we get on the road to recovery. That's why we're investing in facilities across the City, so that every family has a convenient and welcoming place to access child care and other important family services."

Ensuring early care and education options remain available and accessible throughout San Francisco is essential for making sure all young people are ready for Kindergarten and success in school. In 2019, San Francisco's Office of Early Care and Education found that 40% of Black and Latino students were not ready for Kindergarten, demonstrating the need for continued investments in improving outcomes for students from historically disadvantaged communities.

Mission Kids serves predominately low- to moderate-income families in San Francisco and provides bilingual early care and education in Spanish and English. More than 75% of the enrolled families receive tuition subsidies. Forty percent of Mission Kids families identify as Hispanic/Latino, 15% as Asian American/Pacific Islander, and 15% as African-American/Black, and Mission Kids serves families experiencing immigration issues, homelessness, and housing insecurity. In addition to improving outcomes for young people, the availability of child care options, like the new Mission Kids preschool, will be essential for families as San Francisco recovers and more parents and guardians participate in and return to the workforce.

The construction and start-up costs for the Mission Kids preschool was funded with \$2.5 million from the City's Child Care Facilities Fund, in collaboration with the Office of Early Care and Education and the Low Income Investment Fund (LIIF). In addition to the Child Care Facilities Fund, OECE and LIIF committed another \$2.4 million in New Markets Tax Credits. Through the Nonprofit Sustainability Initiative, OEWD and Community Vision awarded \$675,000 in early-stage funding and technical assistance for the project. Lastly, MOHCD committed \$450,000 through San Francisco's Complete Neighborhoods Program to support the \$9.95 million project.

The Mission Kids preschool is one of more than 30 facilities whose capital costs will be covered by the City's Child Care Facilities Fund in the coming years. The Fund was created to retain and increase licensed child care facilities in high-needs neighborhoods, and is funded by Child Care Developer Fees, which are collected from new construction projects in the city.

The Fund is a flexible model to administer grants and loans to construct, rehabilitate and purchase child care facilities, specifically in high-needs neighborhoods. Funding is prioritized for facilities that are located in residential developments funded by the City, such as HOPE SF housing and affordable housing developments, and facilities that serve low- to moderate-income families, families who are experiencing homelessness or at-risk of homelessness, or families who are enrolled in public assistance programs. The Office of Early Care and Education (OECE) administers the awards from the Fund.

In addition to the City funding and support of LIIF, the new Mission Kids facility was made possible with funding from Community Vision Capital and Consulting (CVCC). The following organizations have supported this project: First 5 of San Francisco, Mission Economic Development Agency, Calle 24 (Latino Cultural District), Mission Greenway, Friends of Parque Niños Unidos, and Dolores Street Community Services.

"The learning and opportunity gaps that we continue to see in our public schools today have deep roots in the unequal access to high quality early care and education programs, especially among our families of color," said Supervisor Hillary Ronen. "Child care programs like the Mission Kids preschool are a critical lifeline that not only prepare our youngest learners to

succeed once they enroll in public schools, they also enable parents and caregivers to have the capacity to pursue educational and employment opportunities to help advance their family's overall wellbeing. By investing in essential early care programs like this exciting new Mission Kids facility, we are signaling to the working families of the Mission and throughout San Francisco that we are committed to their long-term stability and success."

"We are so excited to be moving Mission Kids into a Forever Home at 969 Treat, especially since this means we'll eventually be able to serve twice as many families and stay true to our deep roots in the Mission District," said Heather Lubeck and Christina Maluenda Marchiel of Mission Kids. "Our new facility, specifically designed for young children and built from the ground up, is a reflection of our city partners valuing, prioritizing and investing in children and families. After facing displacement from our previous facility, we are thrilled to now have a permanent home to provide this essential service to the children and families of San Francisco for generations to come."

"This past year we learned to work from home, to make up childcare as we went along, and to live inside the fear and sadness of a pandemic. Starting our daughter at Mission Kids in March of 2021, at a new building that signaled a brighter future and inside of the caring, openness and warmth of the community of parents, teachers and kids has offered a small glimpse of what kind of city we might hope to build for our family and others," said current Mission Kids parent, Caleb Zigas. "It is no small feat to open something new at a time like this and we are so grateful to be a part of it."

### **City Support for Child Care Providers during COVID-19**

Throughout the COVID-19 pandemic, San Francisco has supported child care providers with funding from the City's Give2SF COVID-19 Response and Recovery Fund and with a new program to promote the economic recovery of child care providers.

In January 2021, Mayor Breed [announced \\$25 million in financial assistance](#) for San Francisco's early care and education programs, which care for approximately 10,000 children across the city. The Early Education Economic Recovery Program was created with funding from revenue unlocked by Proposition F. All licensed child care or license-exempt co-operative early care programs providing services to children age birth to six in San Francisco are encouraged to apply on the San Francisco Office of Early Care and Education's (OECE) website: [sfoece.org/covid-19/early-education-recovery-program/](https://sfoece.org/covid-19/early-education-recovery-program/).

In June 2020, Mayor Breed, along with then Board of Supervisors President Norman Yee and Supervisor Ahsha Safai, [announced \\$1 million to support up to 150 family child care educators](#) experiencing financial hardship due to COVID-19. These family child care educators are a vital resource for families, particularly in communities with a high need for early care and education but with limited child care resources.

### **About Mission Kids**

Initially conceived as a family child care program and later housed in a shared space with a church and homeless shelter on neighboring South Van Ness Avenue, Mission Kids has cared for marginalized children of San Francisco's Mission District for more than a decade.

Mission Kids fosters empathy, respect and love of learning with its commitment to bilingual, play-based learning. As a co-operative, all families have a job in the school and participate in its daily operations. Mission Kids has consistently received the highest possible quality rating standards in the annual evaluation by the Office of Early Care and Education.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Housing Element Phase II Outreach Launched!  
**Date:** Friday, April 09, 2021 3:03:18 PM

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**From:** Kimia Haddadan <kimia.haddadan@sfgov.org>  
**Date:** Friday, April 9, 2021 at 2:19 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>, "Leon-Farrera, Malena (CPC)" <malena.leon-farrera@sfgov.org>, Shelley Caltagirone <shelley.caltagirone@sfgov.org>, "Hom, Lauren (CPC)" <lauren.hom@sfgov.org>  
**Subject:** Housing Element Phase II Outreach Launched!

Dear President Koppel, Vice President Moore, and Commissioners,

Our team will be presenting to you on April 22 on the Housing Element 2022 Update outreach and engagement so far, the draft needs assessment, and the draft goals, policies, and actions. We wanted to share with you the material that were released to the public yesterday. Please see below the public announcement including direct links to content. Or visit our website to find the April 2021 release tab: <https://sfhousingelement.org/april-2021-release>

Looking forward to our discussion at the commission in two weeks to guide the second phase of outreach and engagement.

The Housing Element 2022 Update Team

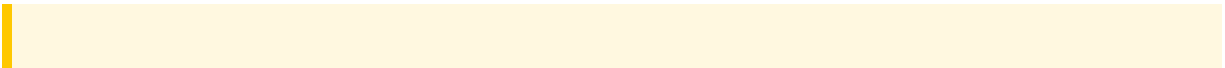


Image removed by sender. Shaping the Future of Housing in San Francisco



## Housing Element Update 2022 Phase II Outreach Launched!

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San Francisco Planning is pleased to launch the second phase of outreach and engagement for the Housing Element 2022 Update and to share the following materials with the public:

- A [Context Statement](#) describing the roots of San Francisco's housing challenges and the City's commitment to dismantle housing inequities.
- A complete and comprehensive [Public Input Summary](#) including a synthesis of public and Housing Policy Group input, as well as online platform and survey results.
- The [Draft Needs Assessment summary](#) including an overview of past and current housing needs.
- A [first draft of the Housing Element goals, policies and actions](#) that incorporate public input prioritizing advancing racial and social equity and balancing the different and sometimes competing community needs.

**The Housing Element 2022 Update is San Francisco's first housing plan that will center racial and social equity.** It will include policies and programs that express our collective vision and values for the future of housing in San Francisco. This plan will identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the city should create new homes for San Franciscans, or those who want to call this city home. This plan will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city's current targets.

The first phase of community engagement wrapped up in December 2020, resulting in more than 220 listening session participants, 1,631 survey respondents, and 118 online

participation platform respondents, who in total shared more than 2,400 comments and rated key policy ideas summarized from past outreach and engagement efforts.

San Francisco communities expressed a strong commitment to pursuing major shifts in how we plan for housing in this city. We heard, through a variety of engagement forums for the Housing Element as well other initiatives, a clear consensus that the City should focus on not just stopping but repairing the harms done to American Indian, Black, Chinese, Japanese, Filipino, Latinx, and all communities of color. The goals, policies and actions included in this first draft are all designed to launch a new era of housing policy in San Francisco in which the City would:

- Recognize **right to housing** for vulnerable groups
- Expand programs to **bring back displaced communities**
- **Increase resources** within [Priority Geographies](#) for acquisition and rehabilitation, tenant protections, and homeownership to advance racial and social equity
- **Invest in community facilities and infrastructure** in [Priority Geographies](#) to improve resources for residents
- Increase investment in permanently **affordable housing** within [High-Opportunity Areas](#)
- Increase housing choice in [High-Opportunity Areas](#) for **all income levels and focus on small to mid-rise multi-family buildings.**

**The release of the draft Housing Element launches the second phase of outreach and engagement.** SF Planning has secured funding and resources to partner with key community-based organizations and is calling for assistance from these groups to design and lead focus group conversations. These focus groups will represent communities of color, vulnerable groups, and various geographies, and some will address specific topics (e.g. homelessness and supportive services). The updated online platform allows the public to review and share input on the draft goals, policies, and actions. Public hearings and sessions at will provide more opportunities for residents and community members to provide input directly to City decision makers. Finally, Phase II will continue to collaborate with the Housing Policy Group and will also enlist the support of the newly created SF Planning Equity Advisory Council to help review the draft Housing Element.

Please share your input on each policy through our [online platform](#), and also look for a sorting tool to be released next

week through which you can see related policies and actions across different goals. If you have ideas for deepening outreach and engagement with your community, please contact Shelley.Caltagirone@sfgov.org who will be helping to coordinate this next round of community discussions.

Want to learn more about the Housing Element 2022 Update?  
Visit: [sfhousingelement.org](https://sfhousingelement.org)

**[Stay connected: join our mailing list for the latest news and updates from the Housing Element 2022 Update.](#)**

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Para sa impormasyon sa Tagalog tumawag sa  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: D8 resident in support of 1900 Diamond housing  
**Date:** Friday, April 09, 2021 1:14:51 PM

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**From:** Michelle Echenique <shellech@gmail.com>  
**Date:** Friday, April 9, 2021 at 10:39 AM  
**To:** "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>  
**Cc:** "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "marc@1900diamond.com" <marc@1900diamond.com>, Michele Cobble <cobbleml@yahoo.com>  
**Subject:** D8 resident in support of 1900 Diamond housing

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

Dear Supervisor Mandelman,

As 20+ year residents of Noe Valley, we strongly support the proposal to create 24 family-sized homes at 1900 Diamond Street. D8 has not done nearly enough to help San Francisco and the Bay Area address the housing crisis, which is one of our region's most pressing challenges. In the past 40 years, there has not been a single project of 20+ homes in Noe Valley, Diamond Heights or Glen Park. There have only been two projects of 10+ homes in Noe or Diamond Heights in those same four decades.

Considering our proximity to hundreds of thousands of jobs & our comparatively good access to transit, this is unacceptable. D8 needs to do more, and this steep vacant hillside presents us with an ideal opportunity. Our neighborhood is something special, and we should be opening our arms to share it with 24 additional families.

I understand that some neighbors are opposed to the density (24 homes on 3/4 acre does not strike us as particularly dense), the height of five stories (which is stepped back and built into the hillside), the loss of downtown views from the sidewalk (the same panoramic view is available from over a dozen public spots within a couple blocks) and the impact of construction (no one likes construction, but this is not a

reason to reject much-needed housing). However, these complaints strike me as classic Not In My Backyard arguments and do not address San Francisco's official goal of creating more housing.

The project will also lead to the creation of 8-9 affordable homes in San Francisco, and the Cesar Chavez Foundation will use the land sale proceeds to further its mission of creating affordable housing and providing services to Latinx working families.

Finally, 1900 Diamond is a prime transit-oriented development opportunity site as two SFMTA bus lines, the 35 and 52, literally stop in front of the site and the Glen Park BART station is only  $\frac{3}{4}$  mile away.

Thank you for hearing us out on this, Supervisor Mandelman, and for your leadership of D8.

Sincerely,  
Michelle Echenique & Michele Cobble  
884 Alvarado Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SIGNS LEGISLATION TO LAUNCH \$10.9 MILLION GRANT PROGRAM FOR SMALL BUSINESSES  
**Date:** Friday, April 09, 2021 12:49:41 PM  
**Attachments:** [04.09.21 Grants and Loans Legislation Signing.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, April 9, 2021 at 12:48 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SIGNS LEGISLATION TO LAUNCH \$10.9 MILLION GRANT PROGRAM FOR SMALL BUSINESSES

**FOR IMMEDIATE RELEASE:**

Friday, April 9, 2021

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

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

**MAYOR LONDON BREED SIGNS LEGISLATION TO  
LAUNCH \$10.9 MILLION GRANT PROGRAM FOR SMALL  
BUSINESSES**

*Applications launch for San Francisco's expanded grant program to provide direct financial support for small business*

**San Francisco, CA** — Mayor London N. Breed today signed legislation to fund additional grants and loans to provide immediate financial relief for small businesses struggling as a result of COVID-19. The \$10.9 million grant program will focus on helping storefront businesses that have received little to no federal or city funding, businesses that have been forced to close for six months or longer due to state and local regulations, long established businesses, and those in high need neighborhoods.

The City will begin accepting grant applications today. Small businesses can apply online at [sf.gov/sf-relief-grants](http://sf.gov/sf-relief-grants). Beginning in May this grant program will be complemented by the launch of over \$10 million in very low to zero-interest loans for small businesses through an initial investment in a partnership with the state backed [California Rebuilding Fund](#).

“While it’s exciting that we’ve been able to reopen more and more parts of our economy, we know that our economic recovery isn’t going to happen overnight. Our small business community has been hurting for more than a year, and they need our continued support,” said Mayor Breed. “These new grants will provide continued relief to help our small businesses

survive and recover, which is so critical because we know that our city's recovery is dependent on their success."

While no City has the resources to meet a crisis of these proportions alone, locally, San Francisco has already committed more than \$24 million to fund grants and loans and has waived millions in fees for our hardest hit small businesses. City resources have focused on prioritizing those that face the greatest barriers to accessing state, federal, and private capital. In total, 57.6% of all OEWD administered COVID-19 small business relief grants have been awarded to women-owned businesses and 67.6% to minority-owned businesses. This latest small business grant program is the largest to date and will provide much needed support as businesses seek to recover from the devastating impacts of the COVID-19 pandemic.

### **Grant Program -- \$10.9 million**

This new grant program will provide immediate relief to help stabilize more than 1,400 small businesses by offering grants of between \$5,000 and \$25,000 based on the number of employees that each employer had prior to the pandemic. This program will support small businesses operated citywide and target businesses owned by people of color, women, long-standing businesses, those most impacted by Stay at Home orders, and those that were excluded from or otherwise unable to access state and federal programs. Businesses will be required to have a San Francisco storefront open to the public and a San Francisco business license to operate. Grant funding will begin being delivered within 30 days after the application period closes, with the goal of disbursing all \$10.9 million by July so as to support businesses impacted by the current surge. More substantial loan funds will follow during the summer to supporting businesses as they further reopen and bring more people back to work.

The grant funds are split into two programs. The Small Business Storefront Equity program focuses on businesses that have been most impacted by closures required by the Stay at Home Order, those that have not been able to access other local, state, and federal resources, and those serving low-income, historically disinvested neighborhoods. The Community Storefront Anchors program is focused on supporting long-running businesses and those that contribute to the culture and vibrancy of San Francisco and its commercial corridors.

### **San Francisco Community Investment Loan Program -- \$7.3 million**

This new loan program, to be launched in May, is aimed at supporting businesses by providing working capital, especially to those left out of existing relief programs. To meet the overwhelming need created by COVID-19, during the past year, the City has successfully leveraged investments to maximize available loans to small businesses. Working with our State-backed lending partners and local community-based partners, the City will leverage additional funding to offer San Francisco small businesses very low to zero-interest loans ranging up to \$100,000.

Since the beginning of the pandemic, the City of San Francisco has provided immediate and ongoing support for small businesses, including an investment of more than \$24 million in grants and loans to more than 1,300 small businesses, tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by the Mayor to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants, meaning that businesses that receive a waiver do not have to pay back the fees at a later date.

In addition to creating and supporting programs that respond to the urgent and ongoing needs

of COVID-19, Mayor Breed has continued to invest in programs that regularly support small businesses in San Francisco, including the Nonprofit Sustainability Initiative and Grants for the Arts. Lastly, the City has advanced numerous initiatives to make it easier to operate and open businesses during COVID-19 and beyond, such as the Shared Spaces program and the [Small Business Recovery Act](#) legislation, which was introduced in March and is scheduled for hearings in the coming weeks. More information about San Francisco's support for small businesses is available [here](#).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: 2135 Market  
**Date:** Friday, April 09, 2021 8:41:21 AM  
**Attachments:** [Joe Gallagher - 2135 Market St..pdf](#)

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**From:** Joe Gallagher <joe@joesbarbershop.com>

**Date:** Thursday, April 8, 2021 at 9:29 AM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "kent.n.mirkhani@gmail.com" <kent.n.mirkhani@gmail.com>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Temprano, Tom (BOS)" <tom.temprano@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Greving, Justin (CPC)" <justin.greving@sfgov.org>

**Subject:** 2135 Market

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: 2140 Market  
**Date:** Friday, April 09, 2021 8:41:09 AM  
**Attachments:** [Joe Gallagher - 2140 Market St..pdf](#)

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**From:** Joe Gallagher <joe@joesbarbershop.com>

**Date:** Thursday, April 8, 2021 at 9:28 AM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "kent.n.mirkhani@gmail.com" <kent.n.mirkhani@gmail.com>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Temprano, Tom (BOS)" <tom.temprano@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Greving, Justin (CPC)" <justin.greving@sfgov.org>

**Subject:** 2140 Market

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Friday, April 09, 2021 8:32:23 AM  
**Attachments:** [D8 resident in support of 1900 Diamond housing.msg](#)  
[Support new homes at 1900 Diamond Street.msg](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Friday, April 09, 2021 8:31:56 AM

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**From:** Zack Conquer <info@email.actionnetwork.org>  
**Reply-To:** "zwconquer@gmail.com" <zwconquer@gmail.com>  
**Date:** Wednesday, April 7, 2021 at 8:43 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.

Zack Conquer  
zwconquer@gmail.com

San Francisco, California 94127

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Friday, April 09, 2021 8:31:30 AM  
**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 new homes at 1900 Diamond Street.msg](#)

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**Director of Commission Affairs**  
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[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS SHIREEN MCSPADDEN TO LEAD DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING  
**Date:** Thursday, April 08, 2021 3:30:11 PM  
**Attachments:** [04.08.21 HSH Director.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Thursday, April 8, 2021 at 9:31 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS SHIREEN MCSPADDEN TO LEAD DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

**FOR IMMEDIATE RELEASE:**

Thursday, April 8, 2021

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

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

**MAYOR LONDON BREED APPOINTS SHIREEN MCSPADDEN  
TO LEAD DEPARTMENT OF HOMELESSNESS AND  
SUPPORTIVE HOUSING**

*McSpadden, who currently serves as Executive Director of the Department of Disability and Aging Services, brings over 30 years' experience providing services to vulnerable populations*

**San Francisco, CA** — Today Mayor London N. Breed announced the appointment of Shireen McSpadden as the new Director of the Department of Homelessness and Supportive Housing (HSH). McSpadden currently serves as the Executive Director of the Department of Disability and Aging Services, which serves over 70,000 seniors, adults with disabilities, caregivers and veterans every year. She will start the new position on May 1st.

Joining McSpadden in HSH leadership will be Noelle Simmons, currently a Deputy Director at the Human Services Agency, and Cynthia Nagendra, currently the Executive Director at the Benioff Homelessness and Housing Initiative. Simmons, who has led the Economic Support and Self-Sufficiency Division at the Human Services Agency for the last 6 years, will serve as the Chief Deputy at HSH. Nagendra, a nationally recognized expert on homelessness, will lead long-range planning efforts for the Department.

The Department of Homelessness and Supportive Housing is focused on moving people permanently out of homelessness through strategies that stabilize people's lives through the

City's housing and support services, and building a system that ends a person's homelessness before it becomes chronic. This includes implementing the Mayor's Homelessness Recovery Plan, which will deliver on the City's commitment to dramatically expand housing options—short, medium and long term—for those experiencing homelessness, as well as safely expand the shelter system.

“I'm excited to appoint Shireen to this role, especially in this critical moment in our city's history as we emerge from this pandemic,” said Mayor Breed. “For years, Shireen has led innovative and effective efforts to care for some of our most vulnerable residents, and over the past year she has been one of the leaders keeping our residents safe, healthy, and housed during this pandemic. Her experience and connection to communities will help the Department of Homelessness and Supportive Housing meet its goals of serving our most vulnerable residents, including the critical work of delivering on the promise of our Homeless Recovery Plan.”

“It's been an honor to lead the Department of Disability and Aging Services and I am deeply appreciative of the work and support of staff, colleagues, organizations and people with disabilities and seniors themselves,” said McSpadden. “Our response to homelessness is one of the most important, pressing and complex issues facing this City as we emerge from this pandemic, and I'm excited to join the Department of Housing and Supportive Housing to continue the work to serve some of our City's most vulnerable residents. I'm grateful to Mayor Breed for the opportunity to lead this Department, and I'm excited for continuing partnerships—and new ones—as we tackle homelessness together.”

At the Department of Disability and Aging Services, McSpadden has led efforts focused on helping people engage and connect in their communities, meet basic needs through resources like home-delivered meals and home care programs, and support individuals experiencing crisis who need more intensive intervention. This includes a number of initiatives that will serve as important experience for meeting the mission of the Department of Homelessness and Supportive Housing.

These include:

- Facilitating successful transitions out of Laguna Honda and into stable housing in the community for many formerly homeless people with chronic health conditions. Structured on the principles of person-centered care planning, this effort represents a deep and collaborative partnership with the Department of Public Health and many non-profit organizations, including Institute on Aging and Brilliant Corners.
- Administering rental subsidy programs that support seniors and adults with disabilities to maintain their housing. This includes a program for housed people unable to continue affording their rent and unable to find an affordable alternative, as well as a scattered site housing program that secures housing units, augments costs, and provides housing retention support to people with higher needs.
- Running the In-Home Supportive Services program that provides help at home to low-income people with disabilities. In San Francisco, this includes a unique partnership with the non-profit Homebridge for people unable to manage their home care. Homebridge supports hundreds of people living in supportive housing, many of whom face behavioral health challenges and need help with basic daily tasks, to maintain their housing.
- Piloting a homelessness prevention program through Adult Protective Services program

that seeks to promote deeper collaboration with the homelessness continuum of care to support older and disabled people at risk of becoming homeless due to abuse and/or self-neglect

- Operating a special care team created during the COVID-19 response to assist with the transition and stabilization of homeless and vulnerable individuals placed in Shelter-in-Place hotels.

“Shireen McSpadden has a strong commitment to and deep understanding of the senior and disability communities, who comprise the majority of unhoused people in San Francisco. Considering this fact, along with Shireen’s track record of collaborating effectively, dreaming big, and listening to community, Shireen is an ideal person to take over the Department of Homelessness and Supportive Housing,” said Jessica Lehman, Executive Director of Senior Disability Action Network.

“Shireen McSpadden’s experience in the field of aging is exactly what is needed in the Department of Homelessness as we see more seniors becoming homeless. She understands the needs of vulnerable people and has the compassion combined with administrative skill to bring everyone together to make change happen,” said Cathy Davis, Executive Director of Bayview Senior Services.

McSpadden has over 30 years’ experience providing services to people with disabilities and seniors, in both the nonprofit and public sectors. In 2020, Shireen was recognized for her anti-ageism work by Time Magazine, named as one of 16 people and groups fighting for a more equitable America. She serves on several local boards and committees and currently co-chairs both the San Francisco Long Term Care Coordinating Council and the San Francisco Palliative Care Work Group. She currently serves as president of the California Association of Area Agencies on Aging. As a member of Governor Newsom’s Master Plan for Aging Stakeholder Committee, Shireen helped shape California’s Master Plan for Aging. She is also an executive board member, representing California, for the National Association of Area Agencies on Aging. Ms. McSpadden holds a Master’s Degree in Nonprofit Administration.

Noelle Simmons has been a Deputy Director at the San Francisco Human Services Agency since 2007. In this capacity, she oversees the administration of public benefits programs serving low-income families and individuals, including CalWORKs, CalFresh, Medicaid, General Assistance and Workforce Development Services, and provides leadership to Families Rising, a two-generation collective impact initiative that seeks to disrupt the intergenerational transfer of poverty. Simmons has extensive experience in housing and homeless services, legislative analysis and advocacy, and strategic planning. She previously served as the Budget Director for the City and County of San Francisco and holds a Master’s degree in Public Policy from UC Berkeley.

Cynthia Nagendra brings 20 years of experience in designing homeless response systems and effectuating systems change at different levels of government with the goal of ending homelessness and advancing housing justice. She has focused her career on homelessness policy, strategic planning, advocacy, cross-sector partnerships, and data-driven and equitable program design in San Francisco and over 40 communities across the country. She is the founding Executive Director of the UCSF Benioff Homelessness and Housing Initiative at UCSF, where she has built an organization of experts to provide research and policy recommendations to strengthen the public sector’s response to the most critical issues facing unhoused people. She previously served as the Director of the Center for Capacity Building at

the National Alliance to End Homelessness, where she developed a national best practices curriculum and partnered with federal policy makers. She began her career providing direct services to people experiencing homelessness in San Francisco as a Program Manager at St. Anthony Foundation in the Tenderloin. She graduated from law school in New York City, where she worked on immigration, criminal justice, and women's rights issues.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES PLANS FOR INDOOR LIVE TICKETED EVENTS  
**Date:** Thursday, April 08, 2021 3:29:46 PM  
**Attachments:** [04.08.21 COVID-19 Update Indoor Live Performances.pdf](#)

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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, April 8, 2021 at 10:43 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES PLANS FOR INDOOR LIVE TICKETED EVENTS

**FOR IMMEDIATE RELEASE:**

Thursday, April 8, 2021

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

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

**SAN FRANCISCO ANNOUNCES PLANS FOR INDOOR LIVE TICKETED EVENTS**

*Next Thursday San Francisco will issue formal guidelines to allow live performances, meetings, and other events with capacity limits in indoor settings to begin starting April 15*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that San Francisco is on track to issue guidelines that will allow indoor live events to resume with capacity limits and other safety protocols beginning April 15, 2021. These planned guidelines respond to new guidance from the State announced last week. The State's announcement established operating guidelines for indoor live events and performances, which are activities that had not been previously addressed or allowed to reopen in the State's [Blueprint for a Safer Economy](#). Additionally, the State recently changed the allowances established for meetings and private events such as conferences and receptions as well as expanding the number of participants allowed to participate in indoor and outdoor social gatherings. San Francisco also plans to update its health order to offer local guidance for conducting these activities.

"We know that much of what makes San Francisco special are the live performances and events where people can come together for music, sports and cultural performances, and graduations," said Mayor Breed. "We've all been missing these events over the last year, and we are excited for this step and what lies ahead, but we all need to keep doing our part to put safety first. That means getting people the vaccine as fast as possible and ensuring everyone remains vigilant in keeping our case numbers low."

San Francisco will generally align with what is permitted by the State with some additional local safety modifications. San Francisco plans to allow up to the maximum capacity of 35% for indoor ticketed and seated events and performances with an approved Health and Safety Plan, so long as the State's social distancing guidelines can be maintained, and all participants keep their masks on except when eating or drinking in their assigned seats, and show proof of vaccination or a negative COVID-19 test. For venues operating at 15% capacity or less, with no more than 200 people, an approved Health and Safety Plan and proof of vaccination or a negative test will not be required. San Francisco will work with stakeholders from industries impacted by the new guidance to develop the finer points of its local guidelines for both indoor ticketed performances as well as indoor meetings and private events to ensure they are clear and implementable with safety precautions within the industry context.

A key criteria for the resumption and continuation of indoor live performances, events, and meetings and expansion of social gatherings will be a stable or declining rate of new COVID-19 cases and hospitalizations. As public health officials continue to monitor San Francisco's health indicators, the City may need to pause or rollback activities if data suggests that COVID-19 is significantly increasing within the community again.

San Francisco's new COVID-19 cases and hospitalizations remain low. At this time, San Francisco is averaging 37 new cases a day and has been maintaining a stable average between 30 and 40 new cases a day since early March 2021. Likewise, COVID-19 hospitalizations have been declining since February. Recently however, those trends have flattened and begun to tick up, though they remain low. With the growing prevalence of variants in the Bay Area and the surge in cases in Michigan and the northeast, public health officials are closely monitoring any changes to cases that may indicate increasing contagion.

"We are now in a place where we can start to plan for the resumption of certain indoor cultural and life events that so many of us have missed this past year. That said, we must remain cautious as COVID-19 is still very much with us," says Director of Health Dr. Grant Colfax. "As we have seen in other parts of the country and in Europe, the threat of a fourth surge fueled by variants is one we need to take seriously. We must continue to follow the health precautions we know work to stop the spread of COVID-19. If we keep up the good work, and get sufficient vaccine supply we will hopefully be able to sustain and even expand these exciting reopenings."

With the flattening in the decline of cases, the City is emphasizing the need for continued adherence to public health mitigation measures, including by those who have been vaccinated. All members of the public are urged to wear masks, wash hands, and practice physical distancing whenever they are outside their homes. Customers and participants in regulated activities including indoor performances, meetings, and other events will be required to take these precautions, in addition to meeting vaccination or testing requirements for larger events. People at risk for severe illness with COVID-19, such as unvaccinated older adults and individuals with health risks, and members of their household are urged to continue taking strong precautions by choosing lower-risk options whenever possible.

San Francisco continues to move forward with reopening and expansion in recognition of the need for economic relief by the City's businesses and workers after more than a year of operating restrictions due to COVID-19. Bolstering these efforts is the City's ongoing dissemination of vaccine. At this time, over 50% of San Franciscans have received their first dose of vaccine, as have over 80% of the City's residents over 65. Last week, the City began

allowing anyone over the age of 50 to receive a vaccine and starting Thursday, April 15, plans to allow general access to vaccines by anyone over the age of 16. Although consistent supply of COVID-19 vaccine remains a challenge preventing the City from distributing vaccines to its full capacity, it continues to make significant progress toward vaccinating people who live and work in San Francisco.

“I cannot overstate how important this announcement is. Music venues, performance theaters, and other live event operators have not been able to open for over a year and are out of options to sustain themselves,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “We at OEWD are so proud to have worked under the leadership of Mayor Breed to create programs aimed at offering whatever relief and assistance that San Francisco could make available, but nothing can compare to at last having the option to reopen with appropriate safety precautions.”

On Wednesday, April 14, and subject to the criteria of stable or declining case and hospitalization rates, the San Francisco Department of Public Health expects to issue [final health and safety guidelines](#) to reopen indoor live events, performances and meetings as well as some additional expansions of activities allowed under the State’s orange tier, including outdoor performances and events, as of 8:00 on Thursday April 15, 2021. The City will post the revised Health Order with detailed guidance to its [webpage](#) by the end of the day Wednesday April 14, 2021.

The Office of Economic and Workforce Development will host a webinar today April 8, at 4 pm with the City’s Acting Health Officer to present the changes that will go into effect as of April 15, and offer information about what the City expects to reopen once it moves into the yellow tier. Interested parties may register for that webinar here: [link.oezd.org/yellow](https://link.oezd.org/yellow)

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES NEW NEIGHBORHOOD VACCINATION SITE IN THE EXCELSIOR DISTRICT AS PART OF EQUITY STRATEGY  
**Date:** Wednesday, April 07, 2021 1:11:59 PM  
**Attachments:** [04.07.21 Excelsior Vaccination Site.pdf](#)

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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Wednesday, April 7, 2021 at 10:03 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES NEW NEIGHBORHOOD VACCINATION SITE IN THE EXCELSIOR DISTRICT AS PART OF EQUITY STRATEGY

**FOR IMMEDIATE RELEASE:**

Wednesday, April 7, 2021

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

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

**SAN FRANCISCO LAUNCHES NEW NEIGHBORHOOD  
VACCINATION SITE IN THE EXCELSIOR DISTRICT AS  
PART OF EQUITY STRATEGY**

*Operated in partnership with Excelsior Strong and Latino Task Force, the new vaccination site offers low-barrier access to vaccines in a diverse neighborhood that is home to many essential workers and others at risk of COVID-19*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Ahsha Safaí, the Department of Public Health (DPH), and community partners Excelsior Strong and Latino Task Force, today announced the opening of a new neighborhood COVID-19 vaccine site in the Excelsior District. The Excelsior site, located at 20 Norton Street, bolsters the City's ongoing efforts to ensure that highly impacted neighborhoods have equitable access to the vaccine.

The goal of San Francisco's vaccination strategy is to make receiving the vaccine as convenient and comfortable for as many people as possible, particularly in those neighborhoods disproportionately affected by the COVID-19 pandemic and where there is a lack of access to healthcare. The Excelsior District is home to many Latino, Asian, and Pacific Islander residents and essential workers and has been one of the neighborhoods hardest hit by COVID-19.

"Throughout the COVID-19 pandemic, community organizations have worked hand-in-hand

with the City to make sure San Franciscans have the resources and support they need. We're proud to work with leaders in the Excelsior to bring this site to a neighborhood that has been hard-hit by this virus," said Mayor Breed. "We're making good progress getting COVID-19 vaccines to people throughout San Francisco, and this new site is part of a broader strategy to reach people where they live. We now have the capacity to vaccinate 20,000 people per day in San Francisco, and we're prepared to administer those vaccines as quickly as we get the supply."

The new site in the Excelsior is planned to operate Wednesday through Saturday, from 9:30am-3:30pm on Wednesdays, Thursdays, and Saturdays and 12 pm-6pm on Fridays. The site will have an initial capacity of 150 doses per day. Given that supply of the vaccine remains extremely limited, the Excelsior site is by appointment only with limited drop-in availability. Excelsior neighborhood residents and workers can call Excelsior Strong/Latino Task Force at (415) 562-8638 to schedule an appointment.

The Excelsior site, located on a San Francisco Municipal Transportation Agency (SFMTA) parking lot, has the additional benefit of being adjacent to Mission Street, which has numerous Muni bus lines, and walking distance from Balboa Park BART station, ensuring that it is accessible and convenient for people that it will serve. Muni and Paratransit are free for anyone traveling to and from COVID-19 vaccine appointments. The SFMTA is also providing additional access to taxi service for those using the Essential Trip Card. Information can be found at [sfmta.com/COVID](https://sfmta.com/COVID) and [sfmta.com/Paratransit](https://sfmta.com/Paratransit).

"At the onset of the Pandemic, the Excelsior saw very high rates of COVID-19 contraction. At that time we fought for services and worked with groups like Excelsior Strong and the Latino Task Force to secure and provide low barrier testing," said Supervisor Safaí. "This site is the next step in that collaborative work as we offer vaccines to community members who need it most."

Neighborhood vaccine access sites, such as this new Excelsior site, are one critical piece of a larger network of vaccine distribution that also includes high-volume vaccination sites, community clinics, pharmacy partnerships, and mobile vaccination teams. In addition to the Excelsior site, the City continues to locate vaccine resources in neighborhoods that have disproportionately carried the burden of COVID-19 and has created neighborhood vaccine access sites in the Mission and the Bayview.

Additionally, the City has expanded neighborhood vaccine sites and mobile vaccine teams to the Tenderloin, Visitacion Valley, Treasure Island, Chinatown and other neighborhoods with the highest infection rates for COVID-19 and limited access to health care services. Last week, the City launched a series of mobile vaccination events on Treasure Island and at Ping Yuen, Chinatown's largest senior living facility. To date, 49% of eligible Chinatown residents have been vaccinated, which is above the citywide neighborhood average of 43%.

Across these efforts, San Francisco is averaging almost 12,000 doses a day, and over 50% percent of San Franciscans 16 and older have received at least one dose. More than 30% percent of San Franciscans have been fully vaccinated. Over 82% percent of San Franciscans 65 and older have received at least one dose of the vaccine and nearly 65% percent have been fully vaccinated.

While 50% of the Excelsior neighborhood's eligible population has been vaccinated, testing

continues to show that the Latino community is experiencing high rates of new infection, with recent testing revealing that COVID-19 test positivity is two and a half times higher in the Latino population compared to the general SF population. However, the new case rate per month for Latinos is at its lowest point since April 2020 at 262 cases, a 92% percent reduction from 3,216 at the peak of the most recent surge. Latinos have also experienced higher rates of hospitalizations due to COVID-19 across all age groups, not just in the 65 and older population, which is more typical in the general population. Although, the City's hospital census is at its lowest point in four months with just 20 patients, down from 259 at the highest point of the winter surge.

San Francisco's COVID-19 vaccine dashboard shows that the City'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. For example, the Latino population represents 14% percent of the City's vaccine eligible population and has received more than 27% of DPH's vaccinations. The dashboard also shows that the top three neighborhoods receiving the largest amount of DPH-controlled vaccines are the Bayview, Mission and Excelsior.

"We want to thank Excelsior Strong and the Latino Task Force for their partnership with the City in bringing this new vaccination site to the Excelsior, a neighborhood that continues to be disproportionately impacted by COVID-19," said Director of Health Dr. Grant Colfax. "We hope that this site brings a level of comfort and convenience that encourages members of the Excelsior community to get vaccinated as soon as possible so that we can continue to reopen our City and resume the activities we love."

"We have been one of the hardest hit neighborhoods in SF with COVID. My friends have lost their loved ones to this virus and now we come together to support our neighborhood in healing itself," said Patricia Barraza of Excelsior Strong.

"We are so excited to finally see a community led, driven, and implemented vaccine site being launched here in the Excelsior which will help those who have been impacted most by Covid. Neighbors will have low barrier access to vaccines," said Jon Jacobo, LTF Health Committee Chair.

### **Vaccine Eligibility and Making an Appointment**

On April 1, 2021 in accordance with State guidelines, San Francisco expanded COVID-19 vaccine eligibility to all people age 50 or older. These individuals join already eligible groups including people with disabilities and severe underlying health conditions, people living in congregate settings, and people experiencing homelessness. Also eligible are people who work in the healthcare, food and agriculture, education and childcare, emergency services, transportation, and homeless and congregate care sectors.

In order to assist individuals with accessing appointments, the City has set up a call center to help people, especially those who are 65 and older and those with disabilities who are unable to easily access the internet or schedule an appointment through their provider. Individuals may call to learn about vaccine options and receive assistance in booking an appointment to some locations. The number is (628) 652-2700.

Anyone who works or lives in San Francisco and is eligible for the COVID-19 vaccine can go to [SF.gov/getvaccinated](https://sf.gov/getvaccinated) to find vaccination locations and make an appointment. The City will

continue to provide regular updates to the public about the vaccine in San Francisco at [SF.gov/covidvaccine](https://sf.gov/covidvaccine).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Wednesday, April 07, 2021 9:09:50 AM

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**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Dorian Hollis <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, April 07, 2021 9:02 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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

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.

Dorian Hollis

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

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: THD COMMENTS - 1045 Sansome (2020-004724COA)  
**Date:** Wednesday, April 07, 2021 9:08:43 AM

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**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

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

---

**From:** Stan Hayes <stanhayes1967@gmail.com>

**Sent:** Tuesday, April 06, 2021 2:44 PM

**To:** Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Black, Kate (CPC) <kate.black@sfgov.org>; chis.foley@sfgov.org; Johns, Richard (CPC) <richard.se.johns@sfgov.org>; Nageswaran, Ruchira (CPC) <ruchira.nageswaran@sfgov.org>; Pearlman, Jonathan (CPC) <jonathan.pearlman@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>

**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Reed Calkins <RCalkins@ipc.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>

**Subject:** THD COMMENTS - 1045 Sansome (2020-004724COA)

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

HPC President Matsuda and Commissioners –

On behalf of the Telegraph Hill Dwellers, we support the use of a Notice of Special Restriction (NSR) to attach restrictions and conditions to the operation of the proposed roof deck at 1045 Sansome. Subject to these restrictions and conditions, we support this proposal.

We appreciate the project applicants' willingness to address our concerns about the potential impact of deck operations on surrounding neighbors by means of what we understand to be the following NSR restrictions and conditions:

1. The roof deck shall not be accessible to the general public. Use of the roof deck shall be restricted exclusively to the tenants of the building and to their employees and guests thereof.
2. The roof deck shall only be used during normal business hours on weekdays

(Monday through Friday, inclusive), and shall not be accessed after 8:00 p.m. or during the weekend.

3. Amplified music shall not be allowed on the roof deck. Voice amplification shall not cause an ambient noise level more than eight dBA above the local ambient level at any point outside the property. Speakers used on the roof shall be oriented to face away from adjoining residential properties and Telegraph Hill.
4. Lighting on the roof deck shall be limited to what is required by the Planning Code, Building Code, or any other law, and as necessary for egress, safety, and emergency access. Such lighting shall be minimal and downlit whenever possible and permitted. All lighting shall be powered off outside of normal business hours, as listed in condition 1, except for when illumination is required by law.
5. The owner(s) of the property shall designate a community liaison for the building who can be contacted by community members for questions, concerns, or issues. Reasonable efforts shall be made to make the contact information for the community liaison available in a publicly accessible portion of the building during normal business hours and/or online.
6. Any physical modification to the roof deck, except for when necessary for health, safety, or in an emergency or required by City Codes, shall be reviewed by the Historic Preservation Commission under another application for a Certificate of Appropriateness. Such modifications are subject to Planning Code Section 333, which requires notification by posting on the site, notifying the owners and occupants of properties within 150 feet, and neighborhood organizations, including the Telegraph Hill Dwellers.
7. The owner of the subject property shall record these restrictions on the land records of the City and County of San Francisco as a Notice of Special Restrictions to Building Permit No. 2020-1002-5777.
8. This Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project.

Please ensure that a requirement to record these NSR conditions and restrictions is made a part of any motion to approve a Certificate of Appropriateness and/or as other conditions of issuing the permits.

Thank you for your consideration. Please let us know if you would like to discuss any of this.

Sincerely,

Stan Hayes

President  
Telegraph Hill Dwellers

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Wednesday, April 07, 2021 9:08:04 AM

---

**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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

---

**From:** Nishant Kheterpal <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, April 05, 2021 10:27 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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

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.

Nishant Kheterpal

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

232 Ellsworth St

San Francisco, California 94102

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: 4250 26th Street opposition  
**Date:** Wednesday, April 07, 2021 9:07:46 AM  
**Attachments:** [4250 26th St-opposition-Lalendran.pdf](#)  
[ATT00001.htm](#)

---

**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Lalendran <us@lalendran.com>  
**Sent:** Sunday, April 04, 2021 10:58 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** 4250 26th Street opposition

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

Dear Planning Commissioners, Secretary and David Winslow:

Please see attached my opposition to the property development at 4250 26th Street. Thank you all for your attention to this matter. Look forward to hearing from you.

Respectfully,

Ashwin Lalendran

[us@lalendran.com](mailto:us@lalendran.com)

431 Clipper St,  
San Francisco, CA

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 4-3-21 Raffin Thomas A Ltrr to SF Planning Division RE: Opposition to 311 Jersey Remodel  
**Date:** Wednesday, April 07, 2021 9:03:14 AM  
**Attachments:** [oledata.mso](#)  
[4-3-21 RaffinTA Ltrr to SF Planning Division RE Opposition to 311 Jersey Remodel.docx](#)  
[View of 311 Proposed Remodel from 312 jersey.pdf](#)

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Please see below.

**Thank you,**  
**Chanbory Son, Executive Secretary**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Thomas A. Raffin <tar@thpartners.net>  
**Sent:** Saturday, April 03, 2021 1:28 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Subject:** 4-3-21 Raffin Thomas A Ltrr to SF Planning Division RE: Opposition to 311 Jersey Remodel

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

Saturday, April 3, 2021  
Commissioners and Commission Secretary  
Planning Division, San Francisco Government  
c/o Cathleen Campbell, Planner  
Southwest Team, Planning Division  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

Dear SF Planning Commissioners:

I have lived at 312 Jersey Street since 2013. Before the pandemic my neighbors and I would have a once or twice a year block party bringing the Jersey Street and Noe Street neighbors together for food and live music. Also, we planned emergency preparedness. We have a very nice neighborhood where people know each other and are helpful. Some families have holiday celebrations and invite all the neighbors.

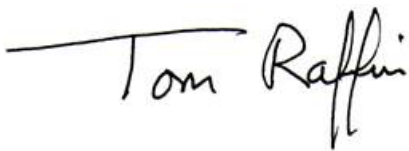
When I heard the owners of 311 Jersey wanted to remodel, I thought it would probably be fine. I believe citizens have a right to remodel their homes if they follow San Francisco Planning rules and regulations, and do not undermine or hurt their neighbors.

The remodel plan for 311 Jersey includes a new roof deck. The size of the deck after initial review has been decreased. However, this roof deck looks into my master bedroom at 312 Jersey. Please see the attached photo from my second-floor bedroom. The roof deck does not fit into the character of the neighborhood. There are no other roof decks. The roof deck will significantly alter the neighborhood by decreasing privacy and increasing noise. 311 Jersey already has a plan for a second-floor deck. Why are two decks needed?

I have spoken with my neighbors on the north side of Jersey Street and they and I are opposed to the 311 Jersey plan for a roof deck.

I have reviewed Christine Boudreau's DR application and I support it. I think the roof deck should be removed. The roof deck would cause privacy and noise problems and is a detrimental change to the character of the neighborhood.

Regards,

A handwritten signature in black ink that reads "Tom Raffin". The signature is written in a cursive, flowing style with a long horizontal line extending from the top of the "T".

Tom Raffin, MD  
650-799-1544  
[tar@thpartners.net](mailto:tar@thpartners.net)  
Professor Emeritus of Medicine, Stanford University  
General Partner and Co-Founder, Telegraph Hill Partners

~~~~~  
Thomas A. Raffin, M.D.  
Colleen and Robert Haas Professor Emeritus of Medicine  
and Biomedical Ethics, Stanford University

Co-Chair, BOD, National AIDS Memorial, San Francisco

General Partner  
Telegraph Hill Partners  
360 Post Street, Suite 601  
San Francisco, CA 94108  
Work: 415 765-6980 Cell: 650 799-1544 Fax: 415 765-6983  
Em: [tar@thpartners.net](mailto:tar@thpartners.net)  
[www.thpartners.net](http://www.thpartners.net)  
~~~~~

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 311 Jersey St. Project/Record No.: 2020-009332PRJ  
**Date:** Wednesday, April 07, 2021 9:00:53 AM

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Please see below.

**Thank you,**  
**Chanbory Son, Executive Secretary**  
**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** E Pepin <pepin4sf@gmail.com>  
**Sent:** Saturday, April 03, 2021 11:26 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Subject:** 311 Jersey St. Project/Record No.: 2020-009332PRJ

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

Dear San Francisco Planning Commission,

We oppose the planned roof deck to 311 Jersey St. project; our property sits on the south side. Our house was built in 1894; our family has lived in our home for 52 years, it is where our children played on the ground yard level. We love the original architecture of the Noe Valley homes. A planned roof deck would be out of character, highly intrusive and potentially allow a direct view into our yard, which would provide a completely different and negative experience. I recently had cancer - during my cancer journey, I spend most of the days in our yard, enjoying the fresh air, under our gazebo, without direct view from the opposite facing yard. The outdoor privacy has made a tremendous difference in my recovery process; it provides a crucial part of my mental/physical health condition, which brings a peace of mind to my well being. We do not wish to lose our valuable privacy, which impacts my quality of life; in addition, to what my family has been accustomed to for over half a century.

Sincerely,  
Elizabeth Pepin



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Wednesday, April 07, 2021 8:58:27 AM

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Please see below.

**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Rani Horev <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Saturday, April 03, 2021 10:21 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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

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.

Rani Horev

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

San Francisco, California 94102

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Tuesday, April 06, 2021 1:02:13 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:** John Manning <info@email.actionnetwork.org>  
**Reply-To:** "johnpmanning@yahoo.com" <johnpmanning@yahoo.com>  
**Date:** Tuesday, April 6, 2021 at 12:54 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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

Jonas Ionin,

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

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

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

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

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

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

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

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

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

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

John Manning  
johnpmanning@yahoo.com

San Francisco, California 94117

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Letters in Support of Planning Case Nos. 2018-013577 & 2018-013451  
**Date:** Tuesday, April 06, 2021 9:12:26 AM  
**Attachments:** [Letters in Support of 2018-013577 and 2018-013451.pdf](#)

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

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

---

**From:** Gabriel Block <[gabe@crossroadstrading.com](mailto:gabe@crossroadstrading.com)>  
**Date:** Monday, April 5, 2021 at 12:10 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** "kent.n.mirkhani@gmail.com" <[kent.n.mirkhani@gmail.com](mailto:kent.n.mirkhani@gmail.com)>  
**Subject:** Letters in Support of Planning Case Nos. 2018-013577 & 2018-013451

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

Please see attached.  
Regards,  
Gabriel Block



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Balba, Ryan \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Support for 2119-21 Castro Street  
**Date:** Tuesday, April 06, 2021 9:05:54 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:** priti tripathi <ptfromsf@gmail.com>

**Date:** Tuesday, April 6, 2021 at 6:44 AM

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

**Subject:** Support for 2119-21 Castro Street

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

New 2-Unit Building  
2119-21 Castro Street

Dear Planning Commissioners,

I am the owner of 479 28<sup>th</sup> Street, the immediate adjacent property to the east of the proposed project. I am writing to express my full support for the project. I am glad to learn that the existing single house will be replaced by a new 2-unit building.

I am in support of the project because it:

- Increases the density by replacing a small house with a building for 2 family-sized units.
- Enhances the block face with its contemporary design and is compatible with the neighborhood context.
- Provides 2 off-street parking spaces to reduce existing on-street parking competition.

- Encourages alternative transportation by providing bicycle parking.

For the much-needed housing and improvement in our neighborhood, I urge the Commission to approve this project as proposed.

Thank you for your attention.

Sincerely yours,

Priti Tripathi

-

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 2140 Market St  
**Date:** Tuesday, April 06, 2021 9:05:03 AM  
**Attachments:** [DOC040521-04052021124921.pdf](#)

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

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

---

**From:** Stephen Adams <shughadams@gmail.com>

**Date:** Monday, April 5, 2021 at 6:27 PM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "kent.n.mirkhani@gmail.com" <kent.n.mirkhani@gmail.com>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Temprano, Tom (BOS)" <tom.temprano@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Greving, Justin (CPC)" <justin.greving@sfgov.org>

**Subject:** 2140 Market St

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

> San Francisco Planning commissioners, Mr. Tom Horn, Supervisor Mandelman,  
Please see attached letter for my support of the housing project at 2140 Market St.

Thank You  
Steve Adams

>

>

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 2135 Market St  
**Date:** Tuesday, April 06, 2021 9:04:53 AM  
**Attachments:** [DOC040521-04052021124734.pdf](#)

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

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

---

**From:** Stephen Adams <shughadams@gmail.com>

**Date:** Monday, April 5, 2021 at 6:25 PM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "kent.n.mirkhani@gmail.com" <kent.n.mirkhani@gmail.com>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Temprano, Tom (BOS)" <tom.temprano@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Greving, Justin (CPC)" <justin.greving@sfgov.org>

**Subject:** 2135 Market St

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

San Francisco Planning commissioners, Mr. Tom Horn, Supervisor Mandelman,  
Please see attached letter for my support of the housing project at 2135 Market St.

Thank You  
Steve Adams

>

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING IN THE HEART OF THE MISSION DISTRICT  
**Date:** Thursday, April 15, 2021 12:22:28 PM  
**Attachments:** [04.15.21 Le Fenix 1950 Mission Grand Opening.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Thursday, April 15, 2021 at 12:17 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING IN THE HEART OF THE MISSION DISTRICT

**FOR IMMEDIATE RELEASE:**

Thursday, April 15, 2021

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

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING  
OF NEW AFFORDABLE HOUSING IN THE HEART OF THE  
MISSION DISTRICT**

*Site that once served as the City's inaugural navigation center opens its doors to 155 families  
and provides 100% affordable housing for San Franciscans*

**San Francisco, CA** — Mayor London N. Breed today celebrated the grand opening of a 100% affordable housing project in the Mission at La Fénix at 1950 Mission Street. Located between 15th and 16th Streets, near the 16th Street BART station, the building consists of 155 permanently affordable apartments for low-income households and will include 40 units for formerly homeless families; there are two additional units for on-site property management. It is the second of seven new 100% affordable housing developments in the Mission that are either already open, under construction, or will open in the next 18 months, following over a decade in which no new affordable housing was built in the neighborhood.

“I am excited to join community and project partners in the Mission today to celebrate the opening of 155 new homes for San Francisco families,” said Mayor Breed. “Projects like this one and the others that will break ground over the coming years are critical to addressing so many of the challenges we face as a city. Creating new, affordable places for our residents to live will help us recover from this pandemic and ensure our residents can continue to live and thrive in the neighborhood they call home.”

Built with families in mind, amenities at La Fénix include a rooftop playground, landscaped courtyards, a spacious community room with a kitchen, and a communal laundry room. Located near BART and several Muni lines, this transit-oriented housing development will help advance the City's climate goals by promoting the use of public transportation. Residents of La Fenix receive transit passes, and project funding has been directed for pedestrian and bike improvements.

The ground floor features community-serving uses that include a childcare center operated by Mission Neighborhood Centers (MNC), art studios and a gallery operated by Acción Latina, as well as a bicycle repair shop operated by PODER. These community-serving programs are open to residents and the surrounding neighbors. A quarter of the homes at 1950 Mission are for residents of the surrounding the neighborhood.

The housing development at 1950 Mission Street is an excellent example of creative interim and future uses of City-owned property to help address homelessness and affordable housing in San Francisco. 1950 Mission was once a San Francisco Unified School District (SFUSD) facility with temporary, movable classroom buildings and surface parking. In June 2007, the SFUSD Board of Education approved a resolution designating 1950 Mission as surplus property. Shortly thereafter, pursuant to the California Education Code, SFUSD put the site up for sale, which the Mayor's Office of Housing and Community Development (MOHCD) identified and purchased in September 2014 to develop affordable housing.

Following MOHCD's purchase of 1950 Mission, and in an effort to meet the growing need for safe and secure transitional services for the city's unhoused population, the site was transformed into the City's first interim-use navigation center, operated by the Department of Homelessness and Supportive Housing (HSH). The navigation center served people experiencing homelessness in close proximity to the site with the goal of placing clients into permanent housing.

"What a win for the community when we can take an underused public lot and create more than 150 new deeply affordable homes!" said Supervisor Hillary Ronen. "Congratulations to Mission Housing and Bridge on this spectacular partnership. And to the families moving in, welcome home to La Fenix!"

In July 2015, MOHCD selected Mission Housing Development Corporation (MHDC) and BRIDGE Housing to develop, own, and operate the affordable housing development proposed for the site.

"Mission Housing is proud and honored, along with BRIDGE Housing, to bring 157 units of new, 100 percent affordable family housing to the Mission," said Sam Moss, Executive Director of Mission Housing Development Corporation. "We hope La Fénix will be a beacon of hope and support for the Mission District and all of San Francisco's low-income community."

"We're thrilled to bring 100% affordable family homes and new spaces for community services to the neighborhood," said Smitha Seshadri, Executive Vice President of BRIDGE Housing. "Collaborative developments like La Fénix will help the Mission maintain its rich history of vibrancy and diversity."

Major financing for 1950 Mission was provided by a \$45 million investment from MOHCD that enabled the \$113 million project to move forward. In addition to the City's investment, the development was made possible by financing from the State of California Housing and Community Development Affordable Housing and Sustainable Community Program. Other financial partners include the California Community Reinvestment Corporation; California Debt Limit Allocation Committee; California Tax Credit Allocation Committee, Wells Fargo Bank, and the Federal Home Loan Bank of San Francisco.

“Projects like La Fenix showcase the shared commitment by community leaders, Mayor Breed and the Mayor's Office of Housing and Community Development to develop well designed affordable housing that meets the needs of residents, while also enhancing the character of the neighborhood,” said MOHCD Director, Eric Shaw. “Our longstanding partnership with the state allowed us to leverage city affordable housing funds with state affordable housing programs to ensure the 1950 Mission had the financing to be constructed and be permanently affordable for low income residents.”

“As the site of the first navigation center, 1950 Mission has been at the heart of new ways to care for and solve homelessness in San Francisco,” said Sam Dodge, Interim Director, Department of Homelessness and Supportive Housing. “This former school site allowed us to temporarily shelter hundreds of people while it was in the predevelopment phase and it will now become home 40 formerly homeless families in large apartments steps away from BART in the middle of the Mission. Thank you to the Mission community for years of support in making this happen.”

The nine-story building, designed by local architects, David Baker Architects and Cervantes Design Associated, includes studios, one-bedroom, two-bedroom and three-bedroom apartments. Construction started in January 2019 and was completed in January 2021.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Conner, Kate \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** FW: Inclusionary Memo for the Planning Commission  
**Date:** Thursday, April 15, 2021 12:20:27 PM  
**Attachments:** [Inclusionary Memo 04152021.pdf](#)

---

FYI

**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:** Kate Conner <kate.conner@sfgov.org>  
**Date:** Thursday, April 15, 2021 at 12:07 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Inclusionary Memo for the Planning Commission

Hi Jonas,

I prepared a memo summarizing how development projects have complied with the Inclusionary Affordable Housing Program in the last five years. Rich Hillis has reviewed the memo and asked that it be circulated to the Planning Commission and he would mention it during the Director's Report at today's hearing.

I have attached the memo- would you please distribute to the Planning Commission? If I should do this directly, please let me know.

Many thanks

Kate

**Kate Conner, LEED AP, Principal Planner**  
**Office of Executive Programs**

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** [Conner, Kate \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Hillis, Rich \(CPC\)](#); [Tonin, Jonas \(CPC\)](#)  
**Subject:** Inclusionary Memo for the Planning Commission  
**Date:** Thursday, April 15, 2021 12:07:57 PM  
**Attachments:** [Inclusionary Memo 04152021.pdf](#)

---

Hi Jonas,

I prepared a memo summarizing how development projects have complied with the Inclusionary Affordable Housing Program in the last five years. Rich Hillis has reviewed the memo and asked that it be circulated to the Planning Commission and he would mention it during the Director's Report at today's hearing.

I have attached the memo- would you please distribute to the Planning Commission? If I should do this directly, please let me know.

Many thanks

Kate

**Kate Conner, LEED AP, Principal Planner**  
**Office of Executive Programs**

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Grob, Carly \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Public comment on Items 11 and 12 on the April 15, 2021 Planning Commission Agenda  
**Date:** Thursday, April 15, 2021 8:53:22 AM

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**From:** Kevin Stull <kstull201281@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 8:12 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Pratibha Tekkey <pratibha@thclinic.org>  
**Subject:** Public comment on Items 11 and 12 on the April 15, 2021 Planning Commission Agenda

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Good afternoon Commissioners,

My name is Kevin Stull and I'm the Pedestrian Safety Organizer at the Central City SRO Collaborative and a member of our Land Use Committee. I am writing to you today in regards to agenda item #'s 11 and 12 on tomorrow's Planning Commission Meeting agenda, specifically the 450-474 O'Farrell/532 Jones St. and 468 Turk St. projects.

I am against these two projects for the following reasons. One of our main goals for our Land Use Committee is supporting market rate and affordable housing in the Tenderloin neighborhood and trying to work with various developers to help make that goal a reality. We as a committee had agreed to support the previous project development at 450 O'Farrell, when it had been 176 units of family housing from the former project developer. However, this current developer for the 450 O'Farrell project did not initially conduct adequate community engagements that would have influenced the project's design. Had they conducted proper engagement early in the process, then this developer would have heard the community's concerns around overcrowding and the need for more family units. There is a strong need for family units in the Tenderloin and we would like to see the current project strive by including some of these units at 1,000 square feet of space.

The Tenderloin neighborhood and the immediate area surrounding the Jones and O'Farrell corridors have a high concentration of numerous SRO hotels and group housing that house low income adults and families, some of which are seniors and are disabled. This neighborhood and community is not in need of a group housing project that can accommodate more than 600 people. We are also concerned that the proposed plans will represent new units that would replicate the overcrowding that many low income families unfortunately currently experience in small units across the Tenderloin.

We strongly urge this Commission to encourage the developers for the 450 O'Farrell St. Project to go back to the drawing board and develop a proposal alongside neighborhood stakeholders that is more reflective of this community's needs.

The Tenderloin is already one of the most densest neighborhoods in San Francisco, especially when it comes to group housing and SRO Hotels. That is why we are very disappointed to hear that the 468 Turk project developer's initial community outreach had only consisted of a pre-application meeting with only 4 participants and that there was not a greater attempt to engage with the many community providers and residents in the neighborhood. The larger community of neighborhood stakeholders were not aware of this project until very late in the process, and it was only when members of the community reached out to the Planning Department about this proposed project that its stakeholders were able to hear from the project's architects earlier this year of 2021. Unfortunately, at this point the developer had stated that it was too late to make any changes to the project and therefore, community feedback had not been taken into account or consideration whatsoever.

That is completely unacceptable. As folks who work and reside here, we want to see more family housing units in our neighborhood and don't feel that this project's unit sizes will be able to accommodate families who would be interested in moving into this area. Therefore, we as a committee have decided not to oppose or support this project in any way, but would like to emphasize to this Commission and to current and future developers the importance of meaningful community engagement early on in any projects that will have an impact on this and all neighborhoods in this city.

This concludes my public comments on these two projects. I would like to thank this Commission for the opportunity to give my input and opinions on these projects and hope that the collective words of my colleagues and I will have an impact on these two projects and other future projects for the Tenderloin neighborhood moving forward. Thank you all very much and have a wonderful day.

Kevin Stull

[Sent from Yahoo Mail on Android](#)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Responses to Comments Document Available for the SFPUC Southern Skyline Boulevard Ridge Trail Extension Project  
**Date:** Thursday, April 15, 2021 8:52:14 AM

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**From:** San Francisco Planning Department <[sfplanning@public.govdelivery.com](mailto:sfplanning@public.govdelivery.com)>  
**Sent:** Wednesday, April 14, 2021 5:50 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Responses to Comments Document Available for the SFPUC Southern Skyline Boulevard Ridge Trail Extension Project

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San Francisco Planning Header



Dear Interested Parties:

San Francisco Planning has prepared the Responses to Comments (RTC) document for San Francisco Public Utilities Commission (SFPUC) Southern Skyline Boulevard Ridge Trail Extension Project, Case No. 2016-016100ENV, which responds to comments that were received on the Draft Environmental Impact Report (EIR). The RTC document and the Draft EIR constitute the Final EIR, which is available at <https://sfplanning.org/environmental-review-documents>.

**A hearing to consider the certification of the Final EIR for SFPUC Southern Skyline Boulevard Ridge Trail Extension Project is scheduled at the Planning Commission on Thursday, April 29, 2021 at 1:00 p.m. or later.** If the Planning Commission finds that the Final EIR complies with the California Environmental Quality Act, it will certify the Final EIR. Following certification of the Final EIR, the city decision-makers

will review and consider the certified Final EIR and the associated Mitigation Monitoring and Reporting Program before making a decision and taking an approval action on the project. The agenda for the April 29, 2021 Planning Commission hearing will be available at the Planning Department website, [www.sfplanning.org](http://www.sfplanning.org), by close of business on Friday, April 23, 2021.

Because of COVID-19, Planning Department staff are working remotely, and the Planning Commission may hold the Final EIR certification hearing remotely. Members of the public are encouraged to participate. Additional information may be found on the Department's website at [www.sfplanning.org](http://www.sfplanning.org).

Please note that if you receive the Responses to Comments document in addition to the Draft EIR for the Southern Skyline Boulevard Ridge Trail Extension Project, you have the Final EIR. To reduce risks to outside service providers, the department is limiting the distribution of hard copy documents.

If you have any questions concerning the Responses to Comments document or the environmental review process, please contact Timothy Johnston at [Timothy.Johnston@sfgov.org](mailto:Timothy.Johnston@sfgov.org) or by leaving a voicemail at 628.652.7569.

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Para sa impormasyon sa Tagalog tumawag sa  
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GovDelivery logo



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Young, Sharon \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3519 California Street: Record No: 2020-008474CUA  
**Date:** Thursday, April 15, 2021 8:50:39 AM

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**From:** Cano <acano6@satx.rr.com>  
**Sent:** Wednesday, April 14, 2021 4:53 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 3519 California Street: Record No: 2020-008474CUA

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

Attention: Planning Commission,

I'm one of the Property Managers for 3471-3475 California Street, San Francisco.

Research on other major cities shows that locating marijuana stores decreases neighboring property values (homes and businesses) and increases property crime and homeless population.

I do not want that business to negatively impact me and others that live in the neighborhood; this location should not be approved because it will negatively affect others that live and businesses in the neighborhood.

Lastly, there are several schools less than half mile away from 3519 California Street location (high schools, elementary/middle schools, pre-schools and churches; others key risk areas impacted and requiring buffering are libraries, parks, music schools, and children's activities).

Thank you for considering my "no" position on this zoning.

Michele F Twist Cano  
email as above

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 468 Turk Street Project Public Comment  
**Date:** Thursday, April 15, 2021 8:49:47 AM

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**From:** Michael Nulty <sf\_district6@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 2:53 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Subject:** 468 Turk Street Project Public Comment

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Subject: 468 Turk Street Project

Public Comment

April 14, 2021

Planning Commission Members/Commission Staff:

On behalf of Alliance for a Better District 6 (ABD6), we write to express grave concerns about the proposed project at 468 Turk St.

Since 1999, ABD6 has served as a planning and land use entity within the central city neighborhoods. Our membership includes a cross-section of working-class, very low-income residents, seniors, disabled, and families. We try to balance their current and future needs. We work with stakeholders, decision-makers, and elected officials to raise public awareness on issues that impact their quality of life.

This development proposes 101 group housing units.

Concerns are:

- ABD6 is tired of developers asserting that they know what is best for our neighborhood
- If we truly want to center race and social equity in our city's planning work, then we must address the inequity that exists when it comes to community process and development in sensitive communities like the Tenderloin
- It is disappointing to see a project like 468 Turk St., streamline its way through the planning process without even a good neighbor agreement to ensure that our most vulnerable are protected
- For these reasons, ABD6 cannot support this project
- There is no need for a proposal of 101 units averaging 220 square feet - this is not what community residents have expressed as desirable for our neighborhood

Also wish to point out the Alliance for a Better District 6 is on the San Francisco Planning Department's community contact list for all new projects and permits. ABD6 has not had any direct outreach from the project sponsor.

Some of our members wish to see a continuance, to address so of the community concerns that will be mentioned at the Planning Commission hearing on April 15<sup>th</sup>.

If there are any questions, please do not hesitate to reach out at [sf\\_district6@yahoo.com](mailto:sf_district6@yahoo.com). Thank you for your consideration

PS. The Alliance for a Better District 6 wishes to point out that two months ago we created an online petition dealing with the exact same issue of group housing in the Tenderloin as to not confuse people we did not create a second online petition for 468 Turk Street which is even far more lacking community input and enough space for residents. Please consider the 538 signatures gathered when deciding on this project's merits.

Michael Nulty

Executive Director

Alliance for a Better District 6

***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8779 - Alliance for a Better District 6

<http://abd6.cfsites.org/>



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 468 Turk Street Supporters  
**Date:** Thursday, April 15, 2021 8:49:39 AM  
**Attachments:** [468 Turk Street Supporters 4.14.2021.xlsx](#)

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**From:** Corey Smith <corey@sfhac.org>  
**Sent:** Wednesday, April 14, 2021 2:45 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Todd David <todd@sfhac.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; M. Brett Gladstone <BGladstone@g3mh.com>  
**Subject:** Re: 468 Turk Street Supporters

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Members of the San Francisco Planning Commission,

I've attached an updated list with additional signers in support of the housing proposal at 468 Turk Street.

Please let me know if you have any questions.

Respectfully,  
Corey Smith  
Deputy Director, HAC

On Wed, Apr 7, 2021 at 12:03 PM Corey Smith <[corey@sfhac.org](mailto:corey@sfhac.org)> wrote:

Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition, please see the attached list of people who have sent in emails [supporting new homes at 468 Turk Street](#). Please note that 85% of the supporters indicated they live in zip codes 94102 or 94108, the two closest to the project.

Please let me know if you have any questions.

Respectfully,  
Corey Smith  
Deputy Director, HAC

--

**Corey Smith** 陈锐 | Pronouns: He/Him  
Deputy Director | Housing Action Coalition  
95 Brady Street, San Francisco, CA 94103  
Office: (415) 541-9001 | Cell: (925) 360-5290



Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)

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**Corey Smith** 陈锐 | Pronouns: He/Him  
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95 Brady Street, San Francisco, CA 94103  
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Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)  
**Date:** Wednesday, April 14, 2021 6:00:06 PM  
**Attachments:** [0 Guttenberg St. Memo 20210413.pdf](#)

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

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**From:** "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>  
**Date:** Wednesday, April 14, 2021 at 5:03 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** RE: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)

Hi Jonas,

The previous file didn't include the attachments. Can you please forward this version of the Memo to the PC?

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:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Tuesday, April 13, 2021 3:46 PM  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>  
**Subject:** FW: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)

Per your Conditions of Approval:

**Jonas P Ionin**

**Director of Commission Affairs**

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**From:** "Pantoja, Gabriela (CPC)" <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>

**Date:** Tuesday, April 13, 2021 at 3:39 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)>, "Feliciano, Josephine (CPC)" <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@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)

[San Francisco Property Information Map](#)

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

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**From:** [Diamond, Susan \(CPC\)](#)  
**To:** [Balba, Ryan \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Re: 2119 Castro Street - Commission Packet Update  
**Date:** Wednesday, April 14, 2021 3:42:20 PM

---

Thanks - that worked.

---

**From:** Balba, Ryan (CPC) <ryan.balba@sfgov.org>  
**Sent:** Wednesday, April 14, 2021 3:37 PM  
**To:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Subject:** Re: 2119 Castro Street - Commission Packet Update

Hello Commissioner Diamond,

I've attached a reduced file size version - perhaps this will work for you.

Thank you,  
Ryan

**Ryan Balba, Assistant Planner**  
**Southwest Team, Current Planning Division**  
**All Pronouns**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7331 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>  
**Sent:** Wednesday, April 14, 2021 3:31 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>  
**Subject:** Re: 2119 Castro Street - Commission Packet Update

For some reason, I can't open this attachment. Could you try sending again? Thanks, Sue

---

**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Tuesday, April 13, 2021 5:50 PM  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>  
**Subject:** FW: 2119 Castro Street - Commission Packet Update

See below:

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

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

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---

**From:** "Balba, Ryan (CPC)" <ryan.balba@sfgov.org>

**Date:** Tuesday, April 13, 2021 at 5:46 PM

**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>

**Cc:** Delvin Washington <delvin.washington@sfgov.org>

**Subject:** 2119 Castro Street - Commission Packet Update

Hello Jonas,

Please see the revised packet for 2119 Castro Street, which is being pulled from the Consent Calendar at this Thursday's hearing. Edits can be found on pages 1, 3, 4, 5, 6, 10, and 37. The edits include updating the description of the proposed structure, correcting the open space finding, correcting the supportive housing finding, correcting the record to show there will be *two* family-sized dwelling units being proposed, and correcting the usable open space row on the Land Use Information exhibit. Could you please assist me in distributing this revision to the Commissioners?

Thank you,

Ryan

**Ryan Balba, Assistant Planner**

**Southwest Team, Current Planning Division**

**All Pronouns**

San Francisco Planning

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

Direct: 628.652.7331 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Balba, Ryan \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Washington, Delvin \(CPC\)](#)  
**Subject:** Re: 2119 Castro Street - Commission Packet Update  
**Date:** Wednesday, April 14, 2021 9:18:58 AM

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Thank you, she got me twisted, by putting 28<sup>th</sup> Street in the subject line.

**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:** "Balba, Ryan (CPC)" <[ryan.balba@sfgov.org](mailto:ryan.balba@sfgov.org)>  
**Date:** Wednesday, April 14, 2021 at 9:13 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Cc:** Delvin Washington <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>  
**Subject:** Re: 2119 Castro Street - Commission Packet Update

Hi Jonas,

This is being pulled off of Consent per Georgia's request on Saturday via email. I've attached her email for reference.

Regards,  
Ryan

**Ryan Balba, Assistant Planner**

**Southwest Team, Current Planning Division**

**All Pronouns**

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>  
**Sent:** Wednesday, April 14, 2021 9:07 AM  
**To:** Balba, Ryan (CPC) <ryan.balba@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Washington, Delvin (CPC) <delvin.washington@sfgov.org>  
**Subject:** Re: 2119 Castro Street - Commission Packet Update

Ryan,  
Why is this being pulled off of Consent?

**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:** "Balba, Ryan (CPC)" <ryan.balba@sfgov.org>  
**Date:** Tuesday, April 13, 2021 at 5:46 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Delvin Washington <delvin.washington@sfgov.org>  
**Subject:** 2119 Castro Street - Commission Packet Update

Hello Jonas,

Please see the revised packet for 2119 Castro Street, which is being pulled from the Consent Calendar at this Thursday's hearing. Edits can be found on pages 1, 3, 4, 5, 6, 10, and 37. The edits include updating the description of the proposed structure, correcting the open space finding, correcting the supportive housing finding, correcting the record to show there will be *two* family-sized dwelling units being proposed, and correcting the usable open space row on the Land Use Information exhibit. Could you please assist me in distributing this revision to the Commissioners?

Thank you,  
Ryan

**Ryan Balba, Assistant Planner**

**Southwest Team, Current Planning Division**

**All Pronouns**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 468 Turk St project  
**Date:** Wednesday, April 14, 2021 2:32:12 PM

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**Commission Affairs**

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

**From:** North Market <northofmarket@gmail.com>  
**Sent:** Wednesday, April 14, 2021 1:56 PM  
**To:** oel.koppel@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>  
**Subject:** 468 Turk St project

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

RE: Public Comment

Dear Commissioners,

Again another project with over 100 units for the neighborhood. These unit sizes are similar in size to some of the SROs in the neighborhood. We again don't need more people in this densest neighborhood. The project did not have feedback from the neighborhood and the project should not be granted any conditional use permits until proper engagement of the community is done and also development agreement is signed..

We request the planning commission continues this item until proper process is followed with engaging the community first.

Sincerely,

Executive Board

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 450-474 O'FARRELL STREET AND 532 JONES STREET  
**Date:** Wednesday, April 14, 2021 2:30:41 PM

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**Commission Affairs**

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

**From:** North Market <northofmarket@gmail.com>  
**Sent:** Wednesday, April 14, 2021 1:43 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>  
**Subject:** 450-474 O'FARRELL STREET AND 532 JONES STREET

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

Public Comment:

Dear Commissioners,

The executive committee has been dealing with these properties for over 20 years,

We fill that current proposal and all the revised proposals that the developer is seeking. It does not belong in the North of Market / Tenderloin neighborhood. You have already passed over a dozen projects in Tenderloin that cover over 100 units each. In the last couple of years. This neighborhood is already the densest neighborhood in the city. We don't need a project that would house over 600 people. Please reject this new project.

Sincerely,

Executive Committee

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 450-474 O'FARRELL STREET AND 532 JONES STREET  
**Date:** Wednesday, April 14, 2021 2:30:34 PM

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**Commission Affairs**

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

**From:** North Market <northofmarket@gmail.com>  
**Sent:** Wednesday, April 14, 2021 1:25 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>  
**Subject:** 450-474 O'FARRELL STREET AND 532 JONES STREET

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Public Comment:

RE: 2013.1535CUA-02

Dear Commissioners,



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to 2119 Castro Street conditional use permit as it stands now  
**Date:** Wednesday, April 14, 2021 2:30:21 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:** Mike Adamick <adamick@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 1:06 PM  
**To:** Balba, Ryan (CPC) <ryan.balba@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Dana Kromm <danakromm@paulhastings.com>; Michael Adamick <adamick@yahoo.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Subject:** Opposition to 2119 Castro Street conditional use permit as it stands now

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Dear commission members,

As the neighbors located directly south of the proposed project at 2119 Castro Street, we are writing to urge modifications to the proposed construction to avoid conditions that would create visual blight for neighbors and would change the character of the street for the worse.

As noted in the permit for the building directly south of the proposed project, the developer at 2123 Castro Street made several modifications to better accommodate neighborhood concerns.

We urge the commission to seek the same accommodations with the project at 2119 Castro Street so that the developer and existing neighbors can find better common ground than what is proposed.

To that end, we are opposed to the project and conditional use permit as is and propose the following modifications:

1. The front doors should better align. As it stands now, the proposed project would significantly push the new building footprint toward the sidewalk and side property line, putting the entrance points and the footprint of the building itself much further toward the street than the neighboring properties. The effect of this will be to "wall in" the neighboring property at 2123 Castro, blocking the front door, two side windows, light and views, and creating a massive visual impediment at the existing front door and side windows and walkway.

The building at 2123 Castro was constructed so the front door aligns better with neighboring buildings, allowing light and views to be as minimally hampered as possible. We urge the commission to require the proposed project fall more in line with its neighbor by better aligning all front doors with existing neighboring front doors and by pushing the building footprint significantly away from the sidewalk to avoid creating a massive wall that will block light and views for neighbors.

There should also be more setback from the side property line at the front of this proposed building to, again, avoid creating a massive wall that will block in neighbors. The developer at 2123 Castro Street created a set-back walkway leading to the front door, which aligns with the current property at 2119 Castro Street, allowing for more light and fewer visual impediments at the property line. The neighbor accommodations that led to the creation of this set-back walkway at 2123 Castro Street will be for naught if the proposed project goes through as planned. There seems to be a difference between what is "legally allowed" and what is less harmful to existing neighbors, and we urge modifications here to better suit the character of the existing properties and to take into account the care that went into neighboring construction projects to better suit neighborhood concerns. In short, modifications were made at 2123 Castro Street at the behest of neighbors to avoid creating a massive wall at the property line for neighbors, and we urge the same modifications to be made at 2119 Castro Street.

\* The same issue exists at the rear of the proposed property. Although 2123 Castro extends beyond the back door alignment with this proposed project, the building itself was built with care to allow light and views to remain as unobstructed as possible with many set-backs from the side property line and with the use of more glass to avoid creating a massive, light-blocking obstruction for neighbors. We urge the commission to consider the same standards for the proposed property, otherwise the care and neighborhood input that was put into the construction of 2123 Castro Street will be voided by the addition of light and view blocking obstructions at 2119 Castro Street. We urge more setback of the building footprint from the side property line from 2123 Castro Street to avoid blocking views and light.

Again, 2123 Castro Street was modified specifically to meet neighborhood demands to allow in as much light to 2119 Castro Street as possible -- yet, the proposed project would void these modifications by creating visual and light impediments. For instance,

like the front of the property, the rear of 2123 Castro Street includes a lower walkway near the property line instead of a huge wall of building. The building footprint at 2123 Castro Street was pushed back well beyond what was "legally allowed" at the side of the property, so that the neighbors were greeted with more space between the buildings instead of imposing walls and obstructions.

In short, we urge modifications to push the building footprint further away from the side property line to create more space between the properties, and to better consider the character of the neighborhood, the concerns about light and views, and to not undue the modifications that were made at neighboring buildings that were created to suit neighbor concerns. We urge the same consideration here.

\* Noise. The surrounding block on this street has two buildings currently under complete demolition and reconstruction -- with one more pending, and then this one at 2119 Castro Street in the pipeline. The construction noise is, to be sure, part of the rebuilding of the city and expected. But, it is still very much a major nuisance to have crews of strangers shouting and playing loud music from 7 am to 6 pm each day. We urge a restriction on non-construction related noises, such as music (headphones are great for everyone!). We also urge the commission to make available a direct line to the developer and/or property owner for neighbors to call when non-construction related noise gets out of hand. Again, a certain amount of noise is unavoidable, but there should be a way for neighbors to be in direct contact with crew leaders and/ or city building planners to keep things manageable rather than simply asking a random stranger who happens to be working next door that day for more consideration.

Thanks for your time and consideration. Although we do not know all the correct terms, and we understand that this building \*could\* be a great addition to the neighborhood, we urge the commission to enforce modifications to the project as it stands now to better take into account neighboring projects that were built specifically with neighbor modifications in mind.

This project as it stands now would void those accommodation, and we voice our opposition to it. We would be happy to work with the developer and/or the commission to reach accommodations that work best for all.

Sincerely,

Mike Adamick  
2123 Castro Street

---

[Raising Empowered Daughters](#): A Dad-to-Dad Guide

[www.mikeadamick.com](http://www.mikeadamick.com)

Pronouns: he, him, his

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Grob, Carly \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Subject: 450–474 O'Farrell Street/532 Jones Street Project Public Comment 538 signature Online Petition (attachments)  
**Date:** Wednesday, April 14, 2021 2:30:09 PM  
**Attachments:** [Our concerns for 450 O'Farrell Street development OnlinePetition.pdf](#)  
[petition comments jobs 27391480 20210414172437.pdf](#)  
[petition signatures jobs 27391480 20210414172037.pdf](#)

---

### Commission Affairs

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

**From:** Michael Nulty <[sf\\_district6@yahoo.com](mailto:sf_district6@yahoo.com)>  
**Sent:** Wednesday, April 14, 2021 12:36 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Subject: 450–474 O'Farrell Street/532 Jones Street Project Public Comment 538 signature Online Petition (attachments)

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Subject: 450–474 O'Farrell Street/532 Jones Street Project

Public Comment 538 signature Online Petition

April 14, 2021

Planning Commission Members/Commission Staff:

On behalf of Alliance for a Better District 6 (ABD6) and our community partners, we write to express grave concerns about the proposed project at 450 O'Farrell St.

Since 1999, ABD6 has served as a planning and land use entity within the central city neighborhoods. Our membership includes a cross-section of working-class, very low-income residents, seniors, disabled, and families. We try to balance their current and future needs. We work with stakeholders, decision-makers, and elected officials to raise public awareness on issues that impact their quality of life.

This development proposes revising housing from 176 residential dwelling units to 302 group housing units.

Once the developer proposed group housing units stakeholders became concerned about the potential impacts and the lack of proper community outreach. The attached online petition allows the broader community and others around the project to comment.

The Online Petition was created two months ago and is still generating responses. Because the developer has altered their project several times many are not sure what is actually being proposed. Because of this, we are asking for a continuance.

<https://www.change.org/p/san-francisco-planning-commission-our-concerns-for-450-o-farrell-street-development>

If there are any questions, please do not hesitate to reach out at [sf\\_district6@yahoo.com](mailto:sf_district6@yahoo.com). Thank you for your consideration.

Michael Nulty

Executive Director

Alliance for a Better District 6

***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8779 - Alliance for a Better District 6

<http://abd6.cfsites.org/>



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 450–474 O'Farrell Street/532 Jones Street Project Seeking a continuance  
**Date:** Wednesday, April 14, 2021 2:29:26 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:** Tenderloin Tenants <tenderlointenants@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 12:33 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>  
**Subject:** 450–474 O'Farrell Street/532 Jones Street Project Seeking a continuance

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Subject: 450–474 O'Farrell Street/532 Jones Street Project

Public Comment

April 14, 2021

Planning Commission Members/Commission Staff:

On behalf of Tenderloin Tenants, we are writing in continual opposition to the proposed project at 450 O'Farrell St.

Tenderloin Tenants and several of our coalition partners have expressed severe issues with the proposed project at 450 O'Farrell Street.

This development proposes the revision of 302 group housing units targeting middle-class family housing onsite.

Our issues are:

- Outreach has been minimal, and community stakeholders are not sure what is actually being proposed after so many revises.

- The design of the project proposes overcrowding and minimum standards for family housing. And the Tenderloin does not need more forms of SRO's built. The Tenderloin does not need another 604 residential building to add to our density.

- The residential units are not proposing to include full kitchens and large refrigerators. Not something Middle-income families will appreciate.

- Bicycle parking is in the basement for residents, and this is unacceptable for proper accessibility. The church has bicycle parking on the ground floor why do the residents have to drag their bikes to the basement daily?

- Removal of all previously approved parking spaces for residents is unwarranted.

- Tenderloin Tenants seek a **continuance**.

Tenderloin Tenants seek to protect and maximize the quality of life for current and future residents.

Wilma Gurwork

**Tenderloin Tenants**

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO REOPEN AND EXPAND ADDITIONAL BUSINESSES AND ACTIVITIES  
**Date:** Wednesday, April 14, 2021 10:14:52 AM  
**Attachments:** [04.14.21 COVID-19 Update Reopening.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Wednesday, April 14, 2021 at 10:07 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO REOPEN AND EXPAND ADDITIONAL BUSINESSES AND ACTIVITIES

**FOR IMMEDIATE RELEASE:**

Wednesday, April 14, 2021

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

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO TO REOPEN AND  
EXPAND ADDITIONAL BUSINESSES AND ACTIVITIES**

*Beginning Thursday, April 15, San Francisco will resume indoor live-audience events, performances, meetings, and receptions with capacity limits and following other protocols, and will expand existing guidelines for outdoor live-audience events, performances, and other activities*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that, starting tomorrow, San Francisco will reopen and expand additional activities that are allowed by the State for counties assigned to the orange tier. These activities include indoor live-audience events and performances and private events such as conferences and receptions. In alignment with the State's guidelines, San Francisco will also expand the number of individuals allowed to participate in indoor and outdoor social gatherings and will loosen some restrictions on other activities, including dining, outdoor bars, retail, and recreation.

Many of the activities that are resuming may reopen because of guidelines recently released by the State. With some exceptions, San Francisco will align with the State's guidelines to reopen and expand newly permitted activities under the orange tier. New and expanded businesses and activities may resume starting Thursday, April 15, 2021 at 8:00 a.m. as long as they comply with required capacity limits and other safety protocols.

“San Francisco is continuing to reopen and this latest round of activities and events that can

start to resume is an exciting step for our city,” said Mayor Breed. “Throughout our response to COVID-19 and our reopening efforts, we’ve focused on moving forward in a way that protects public health, and we’re going to need everyone to keep doing their part to keep our community safe. Remember to keep wearing your mask, continue to keep your distance from others, and get tested if you feel sick. We are still in a pandemic, and we can’t let our guard down – but that doesn’t mean we can’t still find ways to adapt to our new normal, have fun, and enjoy all that San Francisco has to offer.”

Although San Francisco remains assigned to the orange tier on the State’s [Blueprint for a Safer Economy](#), its COVID-19 cases, hospitalizations, and other health equity metrics have remained stable over the past several weeks. With the recent guidance released by the State, San Francisco is taking the opportunity to reopen live events and performances and private events and to expand additional activities within the orange tier. Key criteria for the resumption and continuation of these expansions will be a stable or declining rate of new COVID-19 cases and hospitalizations. As public health officials continue to monitor San Francisco’s health indicators, the City may need to pause or rollback activities if data suggests that COVID-19 is significantly increasing within the community again.

Under the new Health Order, San Francisco will open indoor ticketed and seated events and performances up to 35% capacity with an approved Health and Safety Plan, as long as all participants keep their masks on except when eating or drinking in designated concessions areas away from their seats, distancing requirements can be met, and participants show proof of vaccination or a negative COVID-19 test before they enter the venue. Venues may create vaccinated-only sections with relaxed distancing requirements, subject to specified criteria and an approved health and safety plan. For venues operating at 15% capacity or less, with no more than 200 people, and that do not have any vaccinated-only sections, an approved Health and Safety Plan and proof of vaccination or a negative test will not be required.

Private events such as meetings, conventions, and receptions may also resume indoors up to 150 participants with assigned seating and proof of vaccination or a negative COVID-19 test. Such events may resume outdoors following the same guidelines for up to 300 people, or up to 100 people without proof of vaccination or negative COVID-19 test.

Outdoor ticketed venues for live-audience events and performances may expand capacity up to 50% under existing guidelines. Like indoor venues, outdoor venues may create vaccinated-only sections with relaxed distancing restrictions, subject to specified criteria and an approved health and safety plan. An approved health and safety plan is also required for outdoor ticketed events greater than 1,000 audience members, and a health and safety plan must be submitted to the Health Officer (but does not require pre-approval) before the event for outdoor ticketed events of between 500 and 1,000 audience members. Proof of vaccination or a negative COVID-19 test is required by all participants if the outdoor event includes 4,000 or more audience members, or 100 or more audience members and food and beverages are served. In all cases, patrons must wear facial coverings for the duration of the event, except for times when they are eating or drinking.

San Francisco will also expand capacity for indoor and outdoor social gatherings based on the State’s new guidance, as well as a number of activities impacted by those changes, including drive-ins, tour operators, childcare, sports and recreation, and institutes of higher education. Under the amendments to the Health Order, groups of up to 50 may now

gather together outdoors with face coverings and distancing, reduced to 25 if food or drink is being consumed. Indoor gatherings may resume at the lesser of 25% capacity or 25 individuals without food or beverages. In addition to the activities above, a number of changes to the Health Order will allow additional expansions for outdoor dining, outdoor bars, film, and indoor family entertainment as well as the easing of some safety protocols for other sectors including retail, hotels, and indoor dining. Community centers serving seniors and adult day care will also be able to reopen to 25% capacity beginning tomorrow, April 15.

“I want to thank the people of this great City for doing their part to help prevent the spread of COVID-19,” said Director of Health Dr. Grant Colfax. “Please keep up the good work. We are watching with growing concern at the variant-fueled surges taking place in other parts of the country and in Europe. The last thing we all want is to rollback our reopening. If we continue to double down on the masking, physical distancing, and limiting of social gatherings with people outside one’s household, we can keep this disease in check. Remember, masks on, stay strong.”

San Francisco has maintained a stable average between 30 and 40 new COVID-19 cases a day since early March 2021, and is currently averaging 35 new cases per day. Likewise, COVID-19 hospitalizations are also down significantly since February 2021. Although they remain low, those trends have flattened and prevented San Francisco from meeting the State’s criteria to move into the yellow tier this week. With the growing prevalence of variants in the Bay Area and the surge in cases in Michigan and the northeast, public health officials are closely monitoring any changes to cases that may indicate increasing contagion.

Countering these concerns to some degree are San Francisco’s ongoing vaccination efforts. At this time, nearly 60% of San Francisco’s population has received the first dose of vaccine, as have over 84% of the City’s residents over 65. Effective yesterday, April 13, anyone over the age of 16 is eligible for a COVID-19 vaccine in San Francisco. Although consistent supply of COVID-19 vaccine remains a challenge preventing the City from distributing vaccines to its full capacity, it continues to make significant progress toward vaccinating people who live and work in San Francisco.

“Resuming indoor meetings, receptions, and events are key to San Francisco’s economic foundation,” said Anne Taupier, Acting Director of Office of Economic and Workforce Development. “These activities drive the meetings, celebrations, conferences, and conventions that generate hundreds of millions of dollars for our economy and are essential business activities for our hotels, restaurants, and other large and small venues. This is a major step for the industries and workers who have suffered most significantly over the past year. With our health indicators as low and as stable as they are OEWD applauds the City’s decision to expand the activities within the orange tier to maximize economic activity with appropriate safety protocols.”

The San Francisco Department of Public Health will issue [final health and safety guidelines](#) to reopen activities allowed under the orange tier of the State’s updated Blueprint for a Safer Economy, with some additional local restrictions, effective at 8:00 a.m. Thursday, April 15, 2021. The City will post the revised Health Order with detailed requirements to its [webpage](#) by the end of the day today April 14, 2021. A list of the activities that will be reopened or expanded under the new Health Order can be found below.

Although San Francisco's vaccination rate is above the state average, it is not yet sufficient to prevent a fourth surge without continued adherence to public health guidelines. Health officials continue to emphasize the need for masking and social distancing by all, including those who have been vaccinated, when outside their homes in order to limit the impact of variants. Likewise, businesses are encouraged to have outdoor options wherever possible. People at risk for severe illness with COVID-19, such as unvaccinated older adults and unvaccinated individuals with health risks, and members of their households, should defer participating at this time in activities with other people outside their household where taking protective measures of wearing face masks and social distancing may be difficult, especially indoors or in crowded spaces.

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

### **Activities to Resume Thursday, April 15, 2021**

The following activities may be reopened:

- **Indoor Ticketed and Seated Performances, Spectator Sports and other Live Events**
  - Indoor ticketed and seated events such as live sports, theater arts and musical performances, and graduation ceremonies may open up to 35% capacity for in-state audience members with an approved Health and Safety Plan, so long as the State's social distancing guidelines can be maintained. Suites and boxes are limited to 25% capacity and 3 households. All participants must keep their masks on except when eating or drinking in designated concession areas with at least 6 feet distance between households. All California residents over the age of 12 must show either proof of vaccination or a negative COVID-19 test, and any out-of-state visitors must show proof of vaccination.
  - Vaccinated-only section. A venue may lift the distancing requirement and operate certain sections at 100% capacity, including suites, if the operator meets the State's minimum requirements and (1) confirms that all patrons 16 and up are fully vaccinated before they enter the venue, (2) requires a negative COVID-19 test for any patrons who are between the ages 2-15 and accompanying a parent or guardian who is fully vaccinated, (3) requires all patrons in the vaccination-only section to wear face coverings at all times unless otherwise exempted under the face covering order, and (4) receives advance approval of a Health and Safety Plan from the Health Officer. All patrons in the vaccinated-only section count towards the venue's permissible occupancy.
  - An approved health and safety plan is not required for events with no more than 200 people in the audience or up to 15% capacity, whichever is fewer, and that does not have a vaccination-only section, but those events need to comply with all the other safety rules.
  - Proof of a negative COVID-19 test or vaccination is not required for events with no more than 200 people in the audience or up to 15% capacity, whichever is fewer, if no food or beverages are served nor is it required for events with fewer than 50 people in the audience that include food or beverage service.
- **Indoor Meetings and Private Events**
  - Meetings, conferences, receptions, and other private events may resume indoors

with up to 150 participants in reserved or assigned seating that meets physical distancing requirements. All participants must show proof of vaccination or a negative COVID-19 test.

- Food and beverage allowed under indoor dining guidelines.
- Outdoor Meetings and Private Events
  - If the event is conducted outdoors, up to 100 participants are allowed without proof of vaccination or negative COVID-19 test, and up to 300 participants with proof of vaccination or negative COVID-19 test.
  - Food and beverage allowed under outdoor dining guidelines
- Community Centers serving Seniors and Adult Day Care Facilities
  - Senior community centers and adult day care facilities may reopen to 25% capacity up to 25 people. Food and beverage services or activities remain closed at this time.

The following activities may expand their operating capacity under current guidelines:

- Outdoor Ticketed and Seated Performances, Spectator Sports and other Live Events
  - Outdoor ticketed and seated events with live audiences may expand up to 50% capacity with an approved Health and Safety Plan, so long as the State's social distancing guidelines can be maintained, all participants keep their masks on except when eating or drinking in their assigned seats. California residents over the age of 12 must show either proof of vaccination or a negative COVID-19 test, and any out-of-state visitors must show proof that they are fully vaccinated.
  - Vaccinated-only section. A venue may lift the distancing requirement and operate certain sections at 100% capacity, including suites, if the operator meets the State's minimum requirements and (1) confirms that all patrons 16 and up are fully vaccinated before they enter the venue, (2) requires a negative COVID-19 test for any patrons who are between the ages 2-15 and accompanying a parent or guardian who is fully vaccinated, (3) requires all patrons in the vaccination-only section to wear face coverings at all times unless otherwise exempted under the face covering order or eating or drinking in their seat, and (4) receives advance approval of a Health and Safety Plan from the Health Officer. All patrons in the vaccinated-only section count towards the venue's permissible occupancy.
  - Events with fewer than 4,000 audience members that do not include food or beverages do not require proof of vaccination or a negative test.
  - Events between 500 and 1,000 audience members that do not include food and beverages require a health and safety plan to be submitted to DPH but does not require approval.
  - Events with fewer than 100 audience members and without a vaccination-only section do not require an approved Health and Safety Plan nor proof of vaccination or a negative COVID-19 test.
- Outdoor arts, music, and theater performances and festivals
  - Organized outdoor arts and performance events may take place without reservations and seating requirements for up to 50 audience members with a health and safety plan submitted at least 5 days before the event. Festivals may be attended by either in-state residents, or out-of-state visitors who show proof of full vaccination. Social distancing between audience members must be maintained.
  - Seated concessions are expanded to groups of 8 individuals following outdoor dining or bar health guidelines.
- Outdoor Dining

- Outdoor dining will expand to up to 8 people per table without any limitation on number of households. Group reservations will expand to up to 25 people and allow mingling between tables with specific safety protocols.
- Bars, Wineries, Breweries, and Distilleries
  - Outdoor bars may expand to up to 8 people per table without limitations to number of households and group reservations may be made following outdoor dining rules.
  - Indoor bars, wineries, breweries and distilleries that do not serve bona fide meals remain closed.
- Indoor Family Entertainment
  - Capacity may increase for family recreation facilities allowed within the orange tier of up to 50% if all participants provide proof of vaccination or a negative COVID-19 test.
- Drive-in Events
  - More than one household per vehicle at 25% vehicle capacity up to 25 people, if no food and beverages are consumed.
- Tour Boats and Buses
  - Capacity may expand with no limit on the number of passengers.
  - Indoor areas may open following required safety protocols.
- Film and Media Production including Live Streaming and Broadcasting
  - Indoor and outdoor film production may proceed with up to 50 people in a single location with required testing and other safety protocols in place or if covered under the “COVID-19 Return to Work Agreement.”
  - All other productions must have an approved Health and Safety plan.
- Childcare and Youth Out of School Time Programs
  - Outdoors capacity may expand to up to 50 participants, excluding personnel and youth may participate in more than 2 programs at a time
  - Indoors capacity may expand to up to 25 participants, excluding personnel
- Adult Education, Vocational Education, and Institutes of Higher Education
  - Outdoor classes may expand to 50 participants
  - In-person tours may apply following K-12 safety rules
  - Institutions are strongly encouraged to require unvaccinated students to quarantine for 10 days upon returning to campus or arriving from out-of-State for nonessential travel, and they must accommodate any unvaccinated students who wish to quarantine for 10 days after such travel.
- Indoor Sports and Recreation
  - Informal indoor recreation can include up to 12 people with no limit on the number of households.
  - Indoor recreation taking place in an organized and supervised context may expand to stable groups of 25 participants on each team and spectators are allowed consistent with rules set by the State.
  - Competitions may resume with teams from the State of California. No out of state travel or matches with out of state teams.
  - Youth and adults are encouraged but not required to participate in no more than 2 teams or programs a time, except that indoor high-contact sports must be limited to one activity at a time.
  - Indoor swimming pools may allow up to two swimmers per lane maintaining 25% capacity and face coverings outside the pool.
- Outdoor Sports and Recreation
  - Informal outdoor recreation can include up to 25 people with no limit on the

number of households.

- Outdoor recreation taking place in an organized and supervised context may expand to include stable groups of 50 participants per team and spectators are allowed consistent with outdoor gatherings and rules set by the State.
- Competitions may resume with teams from throughout the State of California - no out of state travel or matches with out of state teams.
- Youth and adults are encouraged but not required to participate in no more than 2 teams or programs a time except that if they participate in an indoor high-contact sport they may only participate in that one program at a time.
- Outdoor pools may expand to full capacity and up to 4 swimmers per lane with distancing and face covering requirements outside of the pool.
- Outdoor playgrounds may expand to full capacity with distancing requirements.
- Indoor Gatherings
  - While still strongly discouraged, small indoor social gatherings are expanded to up to the lesser of 25% capacity or 25 people with face coverings on at all times and distancing and ventilation measures encouraged. Special rules and allowances apply to small indoor gatherings involving fully vaccinated individuals.
- Indoor Religious Activities
  - Indoor religious activities remain capped at up to 50% capacity. Capacity guidelines apply to houses of worship as well as homes and other indoor settings, following safety protocols for indoor religious services. Alternatively, individuals can gather indoors informally for religious exercise under the small gathering rules.
- Outdoor Gatherings
  - Small outdoor social gatherings are expanded to allow up to 50 people when face coverings are worn at all times – 25 if attendees are eating or drinking.

The following activities may loosen safety protocols as described below

- Indoor Dining
  - Indoor dining will expand to include table top cooking and the 11pm end to service requirement is lifted. Tables are still limited to 6 people from up to 3 households.
- Retail
  - Retail and Grocery stores are no longer strongly urged to offer special hours for unvaccinated older adults or otherwise vulnerable patrons.
  - Bulk bins no longer require special signage.
- Hotels
  - Cleaning personnel are no longer required to wear a non-vented N-95, though they must be provided at no cost if requested. They must continue to wear a well-fitted mask.
  - Spa services may be provided in room following guidelines for indoor personal services. If requested, the spa services provider must provide a non-vented N-95 mask at no cost to its personnel.
- Gyms and Fitness
  - Stationary aerobic equipment (like spin bikes and treadmills) can be placed 6 feet apart and aerobic fitness classes that use stationary equipment can resume with 6 foot spacing between participants, with a DPH-approved ventilation measure.
- Zoos, Aquariums and Museums
  - Group reservations and guided tours may resume.

The State has provided guidance on using proof of vaccination and negative COVID-19 test for additional capacities. Businesses should consult the “Addendum to Blueprint Activity & Business Tiers Chart – Tested and Fully Vaccinated Individuals and Sections.” Pursuant to that guidance:

- People are considered fully vaccinated for COVID-19 at  $\geq 2$  weeks after they have received the second dose in a 2-dose series (Pfizer-BioNTech or Moderna), or  $\geq 2$  weeks after they have received a single-dose vaccine (Johnson and Johnson [J&J]/Janssen).
- Proof of a negative COVID-19 test means a PCR test taken not more than 72 hours before the event or an antigen test taken not more than 24 hours before the event.

San Francisco’s reopening updates will be available online tomorrow, April 15 at [SF.gov/reopening](https://sf.gov/reopening).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Cannabis Permitting Update  
**Date:** Wednesday, April 14, 2021 10:14:24 AM  
**Attachments:** [Memo to CPC-Cannabis Permitting - 2021.04.14.pdf](#)

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Yes, and they are bcc'd here.

**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:** "Christensen, Michael (CPC)" <michael.christensen@sfgov.org>  
**Date:** Wednesday, April 14, 2021 at 10:12 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Dan Sider <dan.sider@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, CTYPLN - Communications <CPC.Communications@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>  
**Subject:** Cannabis Permitting Update

Hello all,

At the April 1 CPC hearing, Commissioner's Tanner, Imperial, and Fung requested information on our cannabis permitting activity, geographic distribution, and remaining pipeline.

I prepared the attached memo in response. Can we have this included in the Commissioner Correspondence folder?

**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)  
[San Francisco Property Information Map](#)

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2800 Geary Blvd. 2019-023105AHB  
**Date:** Wednesday, April 14, 2021 8:46:22 AM

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**Commission Affairs**

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

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

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**From:** Michael Coholan <michael@hilltopllc.com>  
**Sent:** Tuesday, April 13, 2021 6:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Dito, Matthew (CPC) <matthew.dito@sfgov.org>; Pollak, Josh (CPC) <josh.pollak@sfgov.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Lois Wander <loiswander@gmail.com>; Chris Yu <christopher.s.yu@gmail.com>; Matthew Young <myoung@sfcu.edu>; Michael Coholan <michael@hilltopllc.com>; Arlene Filippi <arlenefilippi@yahoo.com>; Dick Frisbie <frfbear@gmail.com>; Liz Moore <liz@shamrocksf.com>; Jonathan Pearlman <jonathan@elevationarchitects.com>  
**Subject:** 2800 Geary Blvd. 2019-023105AHB

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

Dear Commissioners,

We live adjacent to or near the proposed development project at 2800 Geary Boulevard that is on the Planning Commission agenda for 4/29/21. We are in agreement with the developer that the entrance to the parking garage should be located on Geary, not Wood Street. In its response to an earlier version of the design, SFMTA expressed concern that locating the garage entrance on Geary would cause traffic to back up. The developer has now submitted a revised design that addresses SFMTA's concerns. We join with the developer in requesting that you approve this revised version of the plans that locates the garage entrance on Geary, for the following reasons:

**Negative impacts of locating the garage on Wood Street:**

1. Due to design constraints of the site, locating the entrance on Wood Street means that the ramp to the garage will be very steep and one-way. Wood Street is extremely narrow and has street parking on both sides. If a car is waiting to get into the garage while someone exits, the street will be

completely blocked;

2. There are two other large projects in the area that will already be increasing the volume of traffic on Wood Street: (1) the Lucky Penny project (2670 Geary); and (2) the Sagebrook Senior Living facility (2750 Geary) across the street from the subject site;

3. Locating the entrance on Wood Street will remove five street parking spaces;

4. The garage entrance on Wood Street would be directly adjacent to a residence. The code-required loud beeping noise that will happen whenever the garage door opens will have a disproportionate impact on that neighbor.

**Positive impacts of the revised design locating the garage on Geary:**

1. The developer's revised design includes solutions to the problems raised by SFMTA in the following ways:

a.

The driveway is wider and is two ways, so no car has to wait for another car to leave before entering;

b.

The driveway is less steep, so cars entering and exiting do not have to move as slowly or cautiously;

c.

The entrance to the garage is now set back so that a car waiting for the door to open can pull off the street and wait without blocking the sidewalk.

2. Locating the garage on Geary results in the loss of only one street parking space, as opposed to five;

3. There is already an existing curb cut on Geary;

4. The entrance will be directly adjacent to a commercial space and will not have a significant impact on a residence.

For all these reasons, we ask that you approve the revised design submitted by the developer.

Best Regards,

Lois Wander 73A Wood St.

Chris Yu 73 Wood St.

Matthew Young 61-63 Wood St.

Michael Coholan 51-53 Wood St.

Arleen Filippi 42 Wood St.

Laurel Heights Improvement Assn., Richard Frisbie VP

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* PEOPLE 16 AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO  
**Date:** Tuesday, April 13, 2021 2:09:27 PM  
**Attachments:** [04.13.21 Vaccine Eligibility 16 and older.pdf](#)

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**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

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

[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>

**Date:** Tuesday, April 13, 2021 at 2:06 PM

**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>

**Subject:** \*\*\* PRESS RELEASE \*\*\* PEOPLE 16 AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Tuesday, April 13, 2021

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

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

## **PEOPLE 16 AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO**

*San Francisco to continue equity strategy to ensure residents of hardest-hit neighborhoods receive equitable access to vaccine*

**San Francisco, CA** — Mayor London N. Breed, Director of Health Dr. Grant Colfax, and Director of the Department of Emergency Management Mary Ellen Carroll today announced that in accordance with state and federal guidance, all people age 16 and over in San Francisco are now eligible to receive a COVID-19 vaccine. Those newly eligible people age 16 and over should visit [SF.gov/getvaccinated](https://sf.gov/getvaccinated) to learn about options for receiving the vaccine and to find links to schedule appointments at different vaccination sites.

Last week, San Francisco expanded eligibility to 16 and older in priority zip codes 94124, 94134, 94112, 94110, 94107, 94102, 94103, and 94130, which are communities that have been hardest hit by the COVID-19 pandemic, and the City will continue its efforts to ensure vaccines are administered equitably. This new expansion for all people 16 and over had originally been scheduled for April 15. In recent days, other counties in the Bay Area have begun to vaccinate people 16 and older, including Alameda County and Santa Clara County, so the City is moving sooner to open up eligibility in order to ensure access for San Francisco residents. Nearly 60% of people 16 and older in San Francisco have received at least one dose of the vaccine and the City is currently vaccinating roughly 12,000 residents per day.

“As we work to get people vaccinated as quickly as possible, this expanded eligibility is

important progress in our fight against COVID-19. We've created a network of vaccination sites in our city, and San Franciscans are stepping up and getting vaccinated because we know that it's our best shot to end this pandemic once and for all," said Mayor Breed. "Even with limited supply, San Francisco continues to be well ahead of the national average for how many of our residents have been vaccinated. There's an end to this pandemic in sight, and we're doing everything we can to make that happen as soon as possible."

The goal of San Francisco's vaccination strategy is to make receiving the vaccine as convenient, comfortable and low-barrier for as many people as possible, particularly in those neighborhoods disproportionately affected by the COVID-19 pandemic. The City has developed a robust distribution infrastructure that includes high-volume vaccination sites, neighborhood sites, community clinics, pharmacy partnerships, and mobile vaccination teams.

Across these efforts, San Francisco is averaging almost 12,000 doses a day, and nearly 60% percent of San Franciscans 16 and older have received at least one dose. More than 30% percent of San Franciscans have been fully vaccinated. Eighty-four percent of San Franciscans 65 and older have received at least one dose of the vaccine and 68% percent have been fully vaccinated.

"As eligibility expands citywide, we remain focused on ensuring equitable access to vaccine for those neighborhoods that have been most impacted by this pandemic," said Dr. Grant Colfax. "We will continue to work with our community partners to ensure that vulnerable communities have ready access to the vaccine. With limited supply, we know that booking an appointment right away might be challenging, but we are expecting more vaccine towards the end of the month. I want to reassure everyone who is eligible that your opportunity is coming soon. In the meantime, please be patient, wear your masks, practice physical distancing and good hygiene, and choose outdoor over indoor activities. Together, we can keep our curve flat and our city reopening."

Despite this significant progress, insufficient vaccine supply remains the single biggest factor limiting the City's vaccination effort. Because supply remains extremely limited while eligibility is expanding, it may take a number of weeks to find an available appointment. Eligible individuals should continue to be patient, should keep checking the website, and should accept the first vaccine that is offered, with the exception of people 16 and 17 years old, for whom Pfizer is currently the only approved vaccine. If San Francisco receives sufficient supply to meet the City's distribution capacity, over 80% of adults could be vaccinated with first doses by mid-May.

San Francisco's commitment to an equitable vaccination strategy has focused on reaching communities that have been hard-hit by the pandemic, including the Latino community and neighborhoods in the southeast of the city. A higher proportion of the Department of Public Health (DPH)-administered vaccinations have gone to people of color than the total citywide vaccinations. For example, the Latino population represents 14% percent of the City's vaccine eligible population and has received more than 26% of DPH's vaccinations. The [vaccine dashboard](#) also shows that the top three neighborhoods receiving the largest amount of DPH-controlled vaccines are the Bayview, Mission, and Excelsior.

"Equity is a critical element of San Francisco's vaccination program. This is why San Francisco's vaccine network emphasizes distribution and outreach in communities disproportionately impacted by the global pandemic," said Mary Ellen Carroll, Executive

Director, San Francisco Department of Emergency Management. “Partnering with community organizations allows us to work with trusted partners that help ensure that our vaccine operations and our outreach and engagement are conducted in a culturally appropriate and effective manner.”

Following today’s announcement from the CDC and FDA, San Francisco has paused the use of the Johnson & Johnson vaccine out of an abundance of caution until more is learned about the potential side effects. To date San Francisco has administered more than 33,000 doses of the Johnson & Johnson vaccine to residents with no known cases of blood clotting. As this adverse event is reported to be extremely rare with just over six reported cases nationwide, the City does not believe there is cause for immediate alarm. However, people who have received the Johnson & Johnson vaccine should contact their primary healthcare provider if they have concerns or if they develop severe headache, abdominal pain, leg pain or shortness of breath within three weeks after vaccination. COVID-19 vaccine safety is a top priority for the City. DPH will continue to monitor the situation and will look forward to hearing the outcome from the CDC’s meeting of the Advisory Committee on Immunization Practices tomorrow to better understand the significance of these cases.

The state informed the City last week to expect a 33-35% percent decrease in the vaccine supply for the month of April caused by near-term supply challenges at the national level, as well as increasing proportions of California vaccines being delivered through the federal direct allocation programs to Federally Qualified Health Centers and pharmacies. Additionally, the City’s supply of Johnson & Johnson would decrease by upwards of 90% percent due to federal manufacturing issues. As the City only received 500 doses of Johnson & Johnson (out of 10,000 doses total) this week, this pause will not have a significant impact on this week’s vaccination efforts.

### **Vaccine Appointment Information**

In order to assist individuals with accessing appointments, the City has set up a call center to help people, especially those who are 65 and older, those with disabilities and those who are unable to easily access the internet or schedule an appointment through their provider. Individuals may call to learn about vaccine options and receive assistance in booking an appointment to some locations. The number is (628) 652-2700.

Muni and Paratransit are free for anyone traveling to and from COVID-19 vaccine appointments. The San Francisco Municipal Transportation Agency is also providing additional access to taxi service for those using the Essential Trip Card. Information can be found at [sfmta.com/COVID](https://sfmta.com/COVID) and [sfmta.com/paratransit](https://sfmta.com/paratransit).

Anyone who works or lives in San Francisco and is eligible for the COVID-19 vaccine can go to [SF.gov/getvaccinated](https://sf.gov/getvaccinated) to find vaccination locations and make an appointment. The City will continue to provide regular updates to the public about the vaccine in San Francisco at [SF.gov/covidvaccine](https://sf.gov/covidvaccine).

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2119 28th Street CUA #2020-008507 April 15, 2021 Consent Calendar  
**Date:** Tuesday, April 13, 2021 9:35:57 AM

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### Commission Affairs

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

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Monday, April 12, 2021 4:55 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>; 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>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>  
**Subject:** Re: 2119 28th Street CUA #2020-008507 April 15, 2021 Consent Calendar

Dear Mr. Ionin,

After sending the original email about this item on Saturday, I realized there were at least eight other Noe Valley Demolitions in the past 10 plus years that I did not list beyond the thirteen Demolitions that I did list.

I think all of these projects are within the Planning Department defined boundaries for Noe Valley. These eight additional addresses also had either a MDR or a CUA hearing at the Commission, as did the original thirteen.

The additional addresses are:

1409 Sanchez Street (more than 10 years ago)  
448 Valley Street  
468 Valley Street  
1099 Dolores Street  
4171 24th Street (NCD)  
3822 24th Street (NCD)

4209 24th Street (more than 10 years ago)

268 Grand View Avenue

Also after an Enforcement Action a CUA hearing was held for:

1369-1371 Sanchez Street (revised original Demo Calcs beyond thresholds)

403 28th Street (revised original Demo Calcs beyond thresholds)

655 Alvarado Street (no original Demo Calcs according to DBI)

4118 21st Street (Eureka Valley?)

Also Demolitions without CPC hearing:

538 28th Street (emergency DBI order)

562 28th Street (ZA approval due to Soundness Report)

I think that is it, but maybe it is not conclusive?

*However there have been at least 21 approved Demolitions of sound housing in Noe Valley (not due to Enforcement) with a Commission hearing in the past 10 plus years.*

Thank you.

Sincerely,

Georgia Schuttish

Sent from my iPad

On Apr 12, 2021, at 11:05 AM, Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)> wrote:

Noted. We will pull it off of Consent and have it heard at the end of the Agenda.

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

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

[San Francisco Property Information Map](#)

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

**Date:** Saturday, April 10, 2021 at 4:41 PM

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

**Cc:** "Balba, Ryan (CPC)" <[ryan.balba@sfgov.org](mailto:ryan.balba@sfgov.org)>, "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, Corey Teague <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>, Tina Tam <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>, "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>, Scott Sanchez <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>

**Subject:** 2119 28th Street CUA #2020-008507 April 15, 2021 Consent Calendar

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

Dear Mr. Ionin and Director Hillis,

I am very sorry, but I am requesting that this project be removed from the Consent Calendar.

There have been very few real, true, "honest to God" projects approved as Demolitions in Noe Valley in the past 10+ years.

Listing them, they are:

439 Alvarado Street; 174 27th Street; 437 Duncan Street; 168 Clipper Street; 456 27th Street; 4041 Cesar Chavez; 4043 Cesar Chavez; 461 29th Street; 232 Clipper Street; 4211 26th Street; 4333 26th Street; 440 29th Street and 2123 Castro which is immediately adjacent to this project.

However, there have been many, many major Alterations that veer into Demolitions.

But that is another story.

Nevertheless, all of these listed, "true" Demolitions, *all had a regular hearing before the Commission, either a MDR or a CUA, and this proposed project at 2119 Castro Street should have a regular hearing as well.\*\*\**

The attached pdf is my submission on this proposed project.

Thank you and take care.

Georgia Schuttish

\*\*\*There was an Administrative Approval of a project pending at 4250 26th Street that was appraised at \$2.2 million and is grandfathered in because its application was prior to last year when the RH-1 Administrative Approval was eliminated from the Code. But apparently there is a DR recently filed for this project by neighbors. **653 28th Street** which was originally an Alteration but then reverted to an Administrative Approval of the Demolition after *two* appraisals in 2017 had a DR hearing at the request of two neighbors. At the public DR hearing, the Commission added an ADU per DRA-0551. It is now for sale at \$6.195 million, as a SFH but the ADU is not referenced in the web ads, just “two separate family rooms” and “a second prep-kitchen”.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Tuesday, April 13, 2021 9:35:30 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Joseph Dowell <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, April 12, 2021 5:20 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:

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.

Joseph Dowell

[joedowell2@gmail.com](mailto:joedowell2@gmail.com)

San Francisco, California 94109

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LEASE FOR DRUG SOBERING CENTER IN SAN FRANCISCO  
**Date:** Tuesday, April 13, 2021 8:22:44 AM  
**Attachments:** [04.13.21 Drug Sobering Center Lease.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:** Tuesday, April 13, 2021 at 8:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES LEASE FOR DRUG SOBERING CENTER IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Tuesday, April 13, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES LEASE FOR DRUG SOBERING CENTER IN SAN FRANCISCO**

*The City is moving forward to open San Francisco's first drug sobering center at 1076 Howard Street in SoMa*

**San Francisco, CA** — Mayor London N. Breed today announced the City is moving forward to open a drug sobering center for people who are experiencing the effects of fentanyl, methamphetamine, and other substances. Today, Mayor Breed will introduce a lease for the building at 1076 Howard Street at the Board of Supervisors. The drug sobering center pilot, a key component of Mental Health SF, is one of several innovative efforts underway to help people experiencing homelessness and behavioral health issues to get off the streets, into housing, and connected with services.

The goals of the drug sobering center include saving lives by preventing overdose deaths, reducing the harms of substance use in the surrounding neighborhood, and providing resources that can give people who use drugs an alternative to hospital and jail stays and an opportunity to begin their journey toward wellness and recovery when they are ready. The center will provide an additional resource and a destination for people served by the growing Street Crisis Response Team (SCRT) pilot program and other City outreach teams.

“The public drug use we see on our streets hurts those who are suffering from addiction as well as the surrounding communities,” said Mayor Breed. “This location will provide a safe place for our Street Crisis Response Team and other outreach efforts to bring people who are

using drugs and should not be left to themselves. It's a way we can intervene, address the immediate issue, and then also get them connected to the longer-term services and support they need."

This new sobering center will be located in a brick-and-mortar facility at 1076 Howard Street. The City originally planned to pilot the center at 180 Jones Street, but, due to COVID-19, that site has since been converted to a Safe Sleeping Site. If the lease is approved by the Board of Supervisors, the City will gather community input on the program, oversee building renovations, and implement a drug sobering center pilot program in Fall 2021.

"Creating a drug sobering center will save lives," said Dr. Grant Colfax, Director of Health. "When we welcome people who are experiencing the effects of substance use into a supportive place, off the street, we can create safety for them and for our neighborhoods."

The Department of Public Health (DPH) is proposing to contract with HealthRIGHT 360, which manages many successful healthcare and substance use treatment programs throughout the city and across the state, to operate the drug sobering center. Healthcare and safety workers, many with lived experience of substance use, will staff the program. It will be a 20-bed pilot project where clients may stay an average of eight to ten hours, though some may stay longer. The facility will initially be able to serve up to 20 individuals at a time, but over the course of a 24-hour period, may serve up to three times that amount. Findings from this effort will inform near-term future investments to save lives and promote safety in SoMa and throughout the city. DPH will evaluate the pilot program and refine the model for replication in other locations in San Francisco.

At the center, the City will offer harm reduction services in a safe, welcoming setting with peer counselors and health services. People under the influence of methamphetamine, fentanyl, and other substances can move safely through intoxication, then have an opportunity to engage in conversation about wellness and recovery options available to them, and be connected to housing resources.

Specifically, services will include one-on-one peer support; access to clothing, showers, and hygiene supplies; on-site security for safety monitoring; access to harm-reduction supplies and education; and health assessments and first aid. Additionally, the center will connect clients to other services including referrals to primary medical care and psychiatric services; social services including housing; and vocational services for job training and future employment.

"Mental Health SF is an opportunity to transform behavioral health care in San Francisco, and it's already well under way with efforts like the Street Crisis Response Team pilot," said Dr. Hillary Kunins, DPH's new Director of Behavioral Health Services and Mental Health SF. "The drug sobering center will be an important part of our expanding continuum of care for people experiencing homelessness, substance use disorders and mental illness."

"HealthRIGHT 360 is pleased to be partnering with the Mayor's office, the Department of Public Health and our community to offer a humane, compassionate, and non-coercive space for people under the influence of drugs," said Vitka Eisen, MSW, Ed.D, President and Chief Executive Officer of HealthRIGHT 360. "We see this program as an opportunity to prevent drug overdoses, and to connect people to care. Operating 24 hours per day, 7 days a week, this program is an integral part of a public health response to drug use and community health for San Franciscans."

Under Mayor Breed's leadership, the City is focused on addressing homelessness, mental health, and substance use disorders, with a focus on three main areas: creating more places for people to go; expanding outreach and coordination among services and placement; and strengthening data and transparency tracking tools. The drug sobering center will make progress on all three areas by offering a new place for people to go and get connected with existing City services. The drug sobering center pilot will be evaluated and use of the facility will be tracked by DPH, furthering the City's efforts to ensure programs are working and make adjustments to programs as needed.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: We need new homes in SF - please support 468 Turk Street  
**Date:** Monday, April 12, 2021 11:27:29 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:** DJ Capobianco <dj@djcap.net>  
**Sent:** Monday, April 05, 2021 6:42 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** We need new homes in SF - please support 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.

San Francisco is in desperate need of new homes. For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Sincerely,

DJ Capobianco

tw: @djcap

DJ Capobianco

[dj@djcap.net](mailto:dj@djcap.net)

801 Sutter Street, Apt 607

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:27:01 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:** Jonathan Pearlman <[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)>  
**Sent:** Wednesday, April 07, 2021 9:17 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,

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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.

Jonathan Pearlman

[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)

San Francisco, California 95448

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:23:01 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:** Keaton Otake <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, April 07, 2021 9:19 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,

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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.

Keaton Otake

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

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:22:40 AM

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**Commission Affairs**

San Francisco Planning  
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**From:** joan rost <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, April 07, 2021 9:37 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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

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.

joan rost

[joanr0623@gmail.com](mailto:joanr0623@gmail.com)

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:22:12 AM

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**Commission Affairs**

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

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

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**From:** aaron conner <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, April 07, 2021 10:15 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 468 Turk Street

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

Commission Secretary,

As a resident in the area...

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.
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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.

aaron conner

[aaronconner86@gmail.com](mailto:aaronconner86@gmail.com)

San Francisco, California 94102

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 311 Jersey Street (2020-009332PRJ)  
**Date:** Monday, April 12, 2021 11:21:47 AM  
**Attachments:** [311 Jersey Objection - signed.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:** mlardner (null) <mlardner@aol.com>  
**Sent:** Wednesday, April 07, 2021 10:40 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Subject:** 311 Jersey Street (2020-009332PRJ)

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:20:38 AM

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### Commission Affairs

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

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**From:** Pamela Vaughn <info@email.actionnetwork.org>  
**Sent:** Wednesday, April 07, 2021 11:27 AM  
**To:** CPC-Commissions Secretary <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.

Pamela Vaughn

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

San Francisco, California 94102

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: April 15 hearing: New 101 Unit Building at 468 Turk Street.  
**Date:** Monday, April 12, 2021 11:20:36 AM  
**Attachments:** [Final Brief.pdf](#)

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### Commission Affairs

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

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**From:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Sent:** Wednesday, April 07, 2021 4:09 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** FW: April 15 hearing: New 101 Unit Building at 468 Turk Street.

Correspondence for commissioners

### Claudine Asbagh, Principal Planner Northeast Quadrant/Current Planning

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7329 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Brian de los Santos <[bdelossantos@g3mh.com](mailto:bdelossantos@g3mh.com)>  
**Sent:** Wednesday, April 7, 2021 4:04 PM  
**To:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Mark Macy <[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)>; [cammaddern@gmail.com](mailto:cammaddern@gmail.com)  
**Cc:** M. Brett Gladstone <[BGladstone@g3mh.com](mailto:BGladstone@g3mh.com)>  
**Subject:** April 15 hearing: New 101 Unit Building at 468 Turk Street.

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

Dear Claudine, Mark & Cameron: please find our Final Brief for the Planning Commission Hearing on April 15<sup>th</sup>, 2021 attached above.

Best,

Brian Hession de los Santos, Paralegal

Goldstein, Gellman, Melbostad, Harris & McSparran, llp  
1388 Sutter Street, #1000 (10th Flr.)  
San Francisco, CA 94109-5494  
Tel: 415/673-5600, ext. 245  
Fax: 415/673-5606  
Email: [bdelossantos@g3mh.com](mailto:bdelossantos@g3mh.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Changed Letter and Exhibits  
**Date:** Monday, April 12, 2021 11:19:06 AM  
**Attachments:** [Final Brief 4-9.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:** "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>  
**Date:** Monday, April 12, 2021 at 8:46 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** "M. Brett Gladstone" <BGladstone@g3mh.com>  
**Subject:** FW: Changed Letter and Exhibits

Could you please distribute? Thank you.

**Claudine Asbagh, Principal Planner**  
**Northeast Quadrant/Current Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7329 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** M. Brett Gladstone <BGladstone@g3mh.com>  
**Sent:** Friday, April 9, 2021 12:09 PM  
**To:** Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Subject:** Changed Letter and Exhibits

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

Hi Claudine. It was pointed out to me that my letter to the Commission that is now posted on the web had mistakes.

Attached is the correct one. Would you please substitute the attached for what is on the website? If that is a problem, let me know. 415 601 3178 Thanks.

Best,

M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel  
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP  
1388 Sutter Street, Suite 1000  
San Francisco CA 94109-5494  
Voice: 415/673-5600  
Fax: 415/673-5606  
Email: [BGladstone@g3mh.com](mailto:BGladstone@g3mh.com)

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Residents of 314 Jersey St: Opposition to 311 Jersey St Remodel Plans  
**Date:** Monday, April 12, 2021 11:18:35 AM  
**Attachments:** [Macdonald\\_Fragner to SF Planning Commission - oposing 311 Jersey St remodel plan.pdf](#)

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### Commission Affairs

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

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**From:** Roger Macdonald IMAP <[grs@well.com](mailto:grs@well.com)>  
**Sent:** Wednesday, April 07, 2021 4:20 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>; Robin Fragner <[robin.fragner@gmail.com](mailto:robin.fragner@gmail.com)>  
**Subject:** Residents of 314 Jersey St: Opposition to 311 Jersey St Remodel Plans

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

Roger Macdonald and Robin Fragner  
314 Jersey Street  
San Francisco, CA 94114

April 7, 2021

Commissioners and Commission Secretary  
Planning Division, San Francisco Government  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)  
Cc: Cathleen Campbell, Planner  
Southwest Team, Planning Division  
[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)

Dear San Francisco Planning Commissioners,

We live directly across the street from 311 Jersey Street in San Francisco. Robin has owned our house since 1989 and raised our family here.

While both respecting and appreciating the interests of our neighbor's desire to expand the living space of their home at 311 Jersey St, we have serious concerns about their plan for an upper roof deck. We sincerely believe the deck, as planned, is incongruent with the character of neighboring houses and the neighborhood. Further, we have major privacy concerns that those standing on the planned deck upper will have direct and unobstructed line of sight views into the entirety of our front bedroom.

We urge the Commission to not approve the planned upper deck.

We have reviewed Christine Boudreau's DR application and support her concerns.

Sincerely yours,

A handwritten signature in black ink that reads "Roger Macdonald". The signature is written in a cursive style with a long, sweeping underline.A handwritten signature in black ink that reads "Robin Fragner, Ph.D.". The signature is written in a cursive style with a large, prominent "R" and a long, sweeping underline.

Roger Macdonald

Robin Fragner



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 468 Turk Street  
**Date:** Monday, April 12, 2021 11:16:44 AM

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**Commission Affairs**

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

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**From:** tomas janik <info@email.actionnetwork.org>  
**Sent:** Thursday, April 08, 2021 8:42 AM  
**To:** CPC-Commissions Secretary <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.

tomas janik

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

San Francisco, California 94109

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEARLY \$2 MILLION IN GRANTS FOR SAN FRANCISCO NONPROFIT ORGANIZATIONS  
**Date:** Monday, April 12, 2021 11:04:06 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:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Saturday, April 10, 2021 at 8:22 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEARLY \$2 MILLION IN GRANTS FOR SAN FRANCISCO NONPROFIT ORGANIZATIONS

**FOR IMMEDIATE RELEASE:**

Saturday, April 10, 2021

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES NEARLY  
\$2 MILLION IN GRANTS FOR SAN FRANCISCO NONPROFIT  
ORGANIZATIONS**

*Eleven organizations awarded to protect and expand essential services for people experiencing mental health challenges and homelessness, support for low-income and first-generation college students, and culturally-responsive music, dance and arts access at an affordable housing site in the Mission*

**San Francisco, CA** — Mayor London N. Breed, the Office of Economic and Workforce Development (OEWD), the Mayor's Office of Housing and Community Development, the San Francisco Arts Commission, and Community Vision today announced \$1.96 million in transformative awards for San Francisco nonprofit organizations.

The space acquisition and lease stabilization grants are part of San Francisco's Nonprofit Sustainability Initiative (NSI), which helps stabilize nonprofits that provide services and support to residents as part of the response to COVID-19 and beyond. With these awards, the NSI surpasses a milestone, seeding the acquisition of more than 150,000 square feet of newly nonprofit-owned space for organizations that serve low-income residents and are deeply rooted in historically underserved communities and communities of color. All eleven of this year's NSI grantees provide vital services and resources to low-income residents. Eight of the organizations have Black, Latino, Asian, LGBTQ or immigrant leadership.

"This past year has shown us just how important it is that our local San Francisco nonprofit

organizations have the tools and resources they need to provide essential services,” said Mayor Breed. “The Nonprofit Sustainability Initiative has supported the acquisition of critical community spaces throughout San Francisco. This round of funding will help strengthen organizations that are trusted and deeply rooted in their communities so they can recover and emerge even stronger than before the pandemic.”

These funds are especially critical for ensuring San Francisco’s nonprofit organizations are able to recover from the COVID-19 pandemic and continue to provide critical services and resources for San Franciscans. For example, in 2019, NSI funds supported the purchase of the property at 701 Alabama, which was quickly activated last year by the Latino Task Force to distribute food and COVID-19-related assistance to some of San Francisco’s most vulnerable residents.

This round of NSI awards includes \$1 million for the Bayview Hunters Point Foundation to acquire permanent space that will be shared with organizations doing complementary work for people experiencing homelessness or seeking mental health and substance abuse services. Three past NSI awardees, La Cocina, Planned Parenthood and Mission Kids, opened new facilities this week. A fourth awardee, Community Youth Center of San Francisco, plans to break ground later this spring.

San Francisco has nearly 7,000 nonprofits that often work in partnership with the City to address complex challenges and the needs of its residents. Administered by OEWD, the NSI continues San Francisco’s groundbreaking support of nonprofit space and sustainability, and investments in resilience that assist nonprofits and prevent displacement. On average, for every NSI dollar awarded, nonprofits leverage \$7.60 in donations, grants, and other financing.

“San Francisco’s nonprofit organizations are a vital component to an equitable and sustainable economic recovery across our City,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “These grants stabilize the cost of rent and assist our minority nonprofit businesses to acquire permanent space for their operations and build equity to ensure longevity. These investments help create the security that our trusted community partners can thrive for years to come.”

The underlying objective of all NSI programs is to ensure access to quality of life resources as well as education, health and human services for residents of San Francisco, and real estate assistance is a cornerstone of the program. Since the program announced its first awards four years ago in May 2017, partners have invested \$14.1 million to acquire 156,929 square feet of permanent, newly nonprofit-owned space, helping community-focused organizations build equity and preventing them from being priced out. An additional 273,272 square feet of leased space has been secured for an average lease term of about 8 years.

### **2021 Nonprofit Sustainability Awardees**

**Bayview Hunters Point Foundation** will use its \$1 million award to catalyze a capital campaign and purchase space at 5815 3<sup>rd</sup> Street in the Bayview. The 20,470 square foot space will include shared space for organizations offering complementary services, making it easier for clients and their families to access support.

“Bayview Hunters Point Foundation has provided support and empowerment for San Francisco’s most vulnerable and disenfranchised residents since 1971,” said Bayview Hunters

Point Foundation Board President Susan Watson. “The Nonprofit Sustainability Initiative acquisition grant will serve as the lead gift for our 50th Anniversary Capital Campaign, making it possible for us to purchase the building we’ve long called home. From this stable base of operations, we will continue to serve those most in need—for the next 50 years and beyond.”

**Cultura y Arte Nativa de las Américas** was awarded \$250,000 to cover renovation costs and \$75,000 to pay for architectural and engineering services in support of its new community arts space in the Mission District. 681 Florida Street will be CANA’s first permanent home and will be used for dance rehearsals/performance, recording studio/beat making lessons, music lessons, marketplace activities and community events and meetings.

“Funding for our future, permanent art space in the Mission District will bring long-term stability for CANA-Carnaval San Francisco and hundreds of artists, positively impacting our ability to focus on programming and development. This support will help preserve our community and city’s vibrant artistic culture for generations to come,” said Roberto Hernandez, Artistic Director and Executive Producer.

**Japanese Community Youth Council** received an award of \$83,500 to support the repair and replacement of items required by the relocation of its college access programs to 1710 Octavia Street. The new site will be used to offer academic support and college advising for low-income, first generation college students. While services are offered onsite at schools throughout San Francisco, the 1710 Octavia site will be used for afterschool, evening, weekend and summer activities.

“JCYC is extremely pleased to be awarded a relocation grant from the San Francisco Nonprofit Sustainability Initiative which will make it possible for our organization to move into a new, long-term program space. We are grateful for the opportunity to utilize these resources to create the most welcoming and safest environment for the children and youth we serve,” said Jon Osaki, Executive Director of Japanese Community Youth Council.

Other 2021 awardees include Bay Area Video Coalition, Charity Cultural Services Center, Children’s Book Project, Chinese Historical Society of America, Kultivate Labs, Larkin Street Youth Services, The Healing WELL, and Youth Art Exchange.

Grants are administered by Community Vision, which will announce the next request for acquisition proposals in June 2021 and offer several workshops with more information. Should funding be approved by the Board of Supervisors, the next round of applications for relocation and renovation grants will open in late 2021. Past program guidelines are available at [communityvisionca.org/sfsustainability](https://communityvisionca.org/sfsustainability). Information about past NSI awardees and current resources can be found at [oewd.org/nonprofits](https://oewd.org/nonprofits).

####

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for April 15, 2021  
**Date:** Friday, April 09, 2021 3:07:46 PM  
**Attachments:** [20210415\\_cal.docx](#)  
[20210415\\_cal.pdf](#)  
[Advance Calendar - 20210415.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for April 15, 2021.

Enjoy the weekend,

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

**From:** [M. Brett Gladstone](#)  
**To:** [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 468 Turk Street Hearing This Thursday  
**Date:** Friday, April 09, 2021 12:22:23 PM  
**Attachments:** [Final Brief 4-9.pdf](#)

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

Dear Liz and Jonas. See below email to Claudine. She appears to be out today. Because of that, I wonder if you or someone there can put the attached on the Commission website. I am about to email it to all Commissioners. I understand from Liz that the letter on the website that had some issues, corrected by the attached, did not get into the Commission packet.

The issues involved a missing Exhibit E, and a reference in the letter to the wrong exhibits. 415 601 3178.

Thanks.

Best,

M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel  
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP  
1388 Sutter Street, Suite 1000  
San Francisco CA 94109-5494  
Voice: 415/673-5600  
Fax: 415/673-5606  
Email: [BGladstone@g3mh.com](mailto:BGladstone@g3mh.com)

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**From:** M. Brett Gladstone  
**Sent:** Friday, April 9, 2021 12:09 PM  
**To:** Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Subject:** Changed Letter and Exhibits

Hi Claudine. It was pointed out to me that my letter to the Commission that is now posted on the web had mistakes. Attached is the correct one. Would you please substitute the attached for what is on the website? If that is a problem, let me know. 415 601 3178 Thanks.

Best,  
M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel  
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP  
1388 Sutter Street, Suite 1000  
San Francisco CA 94109-5494  
Voice: 415/673-5600  
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Email: [BGladstone@g3mh.com](mailto:BGladstone@g3mh.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to the Project at 4250 26th Street  
**Date:** Monday, April 05, 2021 9:02:43 AM  
**Attachments:** [4250 26th Street - NNC Opposition in Support of DR.pdf](#)

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

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

**Date:** Sunday, April 4, 2021 at 12:50 PM

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

**Cc:** "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Noe Neighborhood Council <[info@noeneighborhoodcouncil.com](mailto:info@noeneighborhoodcouncil.com)>

**Subject:** Opposition to the Project at 4250 26th Street

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

President Koppel and Members of the Planning Commission,

Please see the attached letter from Noe Neighborhood Council in opposition to the proposed project at 4250 26th Street.

Sincerely,

Ozzie Rohm  
For the 300+ members of Noe Neighborhood Council

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars of April 8, 2021 - Cancellation  
**Date:** Friday, April 02, 2021 1:49:11 PM  
**Attachments:** [20210408\\_can.docx](#)  
[20210408\\_can.pdf](#)  
[CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20210408.xlsx](#)

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Commissioners,

Attached are your Calendars for the Canceled April 8, 2021 hearing.

Enjoy the Spring Break!

**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:** FW: Please Support new homes at 1900 Diamond Street  
**Date:** Friday, April 02, 2021 9:09:33 AM

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

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**From:** Drew Wenzel <info@email.actionnetwork.org>  
**Reply-To:** "drew.wenzel@gmail.com" <drew.wenzel@gmail.com>  
**Date:** Wednesday, March 31, 2021 at 10:59 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Please Support new homes at 1900 Diamond Street

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

Jonas Ionin,

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

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

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

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

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

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

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

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

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

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

Drew Wenzel  
drew.wenzel@gmail.com  
236 Hartford St  
San Francisco, California 94114

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Friday, April 02, 2021 9:09:02 AM  
**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](#)

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**Jonas P Ionin**

**Director of Commission Affairs**

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* PEOPLE AGE FIFTY AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID VACCINE IN SAN FRANCISCO  
**Date:** Thursday, April 01, 2021 2:14:37 PM  
**Attachments:** [04.01.21 Vaccine Eligibility.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, April 1, 2021 at 12:50 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* PEOPLE AGE FIFTY AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID VACCINE IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Thursday, April 1, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**PEOPLE AGE FIFTY AND OLDER ARE NOW ELIGIBLE TO  
RECEIVE THE COVID VACCINE IN SAN FRANCISCO**

*Expansion in eligibility comes as nearly 50% of the adult population of San Francisco has received at least one dose of the COVID-19 vaccine*

**San Francisco, CA** — Mayor London N. Breed and the Department of Public Health (DPH), announced today that in accordance with state and federal guidance, all people age 50 and over are now eligible to receive a COVID-19 vaccine. This significant expansion in vaccine eligibility comes as the City approaches an important milestone in its unprecedented vaccination effort: nearly half of people in San Francisco age 16 and over have now received at least one dose of the vaccine. The vaccine is not yet approved by the FDA for children under 16.

In addition to providing the vaccine to nearly half of the adult population, San Francisco has made significant progress in providing the vaccine to its older population. 82% percent of San Franciscans 65 and older have received at least one dose of the vaccine and 62% have been fully vaccinated. These high vaccination rates in the 65 and older population is especially important because older individuals are most at risk of hospitalization and death from COVID-19.

“This is another big step in our fight against COVID-19. San Francisco has followed the science throughout this pandemic, whether that meant taking early action last year as the virus began circulating, or taking precautions like wearing a mask. Now San Franciscans are

stepping up and getting vaccinated because we know that it's our best shot to end this pandemic once and for all," said Mayor Breed. "That's why San Francisco is well ahead of the national average for how many of our residents have been vaccinated, and this weekend we will reach another important milestone with 50% of our residents having received a vaccine. There's an end to this pandemic in sight, and we're doing everything we can to make that happen as soon as possible."

Despite this significant progress, insufficient vaccine supply remains the single biggest factor limiting the City's vaccination effort. Those newly eligible people age 50 and over should visit [sf.gov/getvaccinated](https://sf.gov/getvaccinated) to learn about options for receiving the vaccine and to find links to book appointments at different vaccination sites. Because supply remains extremely limited while eligibility is expanding, it may take a number of weeks to find an available appointment. Eligible individuals should continue to be patient, should keep checking the website, and should accept the first vaccine that is offered. If San Francisco receives sufficient supply to meet the City's distribution capacity, over 80% of adults could be vaccinated with first doses by mid-May.

On March 15<sup>th</sup>, in accordance with State guidelines, the City expanded eligibility to people with disabilities and severe underlying conditions, people living in congregate settings like jails and shelters, and people experiencing homelessness. Also eligible are people 65 and older, people who work in the healthcare, food and agriculture, education and childcare, and emergency services sectors. The state government has announced that on April 15, all Californians over the age of 16 will be eligible to receive the vaccine.

"Expanding eligibility to people age 50 and over is an important step in our larger goal of fully vaccinating San Francisco. But even as eligibility grows broader, we must remain focused on providing the vaccine to the individuals and communities most at risk and hardest to reach," said Dr. Grant Colfax, Director of Public Health. "Through a comprehensive and equitable vaccination effort, we can protect our City and end this pandemic. This urgency is reinforced by rapidly climbing case rates in other parts of the country as well as increasing cases locally."

The goal of the City's vaccination strategy is to make receiving the vaccine as convenient and comfortable for as many people as possible, particularly in neighborhoods disproportionately affected by the COVID-19 pandemic. The City has developed a robust distribution infrastructure that includes high-volume vaccination sites, neighborhood sites, community clinics, pharmacy partnerships, and mobile vaccination teams.

Recently the City's vaccination infrastructure has expanded to include new sites and new methods for distributing the vaccine. In partnership with communities that have been most impacted by COVID-19, the City is on track to open two additional neighborhood vaccine sites in the next two weeks. In addition to new sites, mobile vaccination teams have scaled up across the City to bring the vaccine directly to communities that cannot easily access high volume vaccination sites. This includes a visit by the mobile vaccination team on Saturday, March 27 to Treasure Island, which will see regular appearances from mobile teams in the coming weeks. Mobile vaccination teams are also active in senior housing sites, shelter in place hotels, and senior centers around the City.

San Francisco's commitment to an equitable vaccination strategy, has focused on reaching communities that have been hard-hit by the pandemic, including the Latino community and neighborhoods in the Southeast of the city. A higher proportion of the DPH-administered

vaccinations have gone to people of color than the total citywide vaccinations. For example, the Latino population represents 14% of the City's overall population and has received more than 26% of DPH's vaccinations, compared with 12% citywide. [The vaccine dashboard](#) also shows that the top three neighborhoods receiving the largest amount of DPH-controlled vaccines are the Bayview, Mission and Excelsior.

In order to assist individuals with accessing appointments, the City has set up a call center to help people, especially those who are 65 and older, those with disabilities and those who are unable to easily access the internet or schedule an appointment through their provider. Individuals may call to learn about vaccine options and receive assistance in booking an appointment to some locations. The number is (628) 652-2700.

Muni and Paratransit are free for anyone traveling to and from COVID-19 vaccine appointments. The San Francisco Municipal Transportation Agency is also providing additional access to taxi service for those using the Essential Trip Card. Information can be found at [sfmta.com/COVID](https://sfmta.com/COVID) and [sfmta.com/paratransit](https://sfmta.com/paratransit).

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

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

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Thursday, April 01, 2021 2:14:05 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)  
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**From:** Stephen Zerfas <info@email.actionnetwork.org>  
**Reply-To:** "stephen.zerfas@gmail.com" <stephen.zerfas@gmail.com>  
**Date:** Thursday, April 1, 2021 at 1:57 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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Stephen Zerfas  
stephen.zerfas@gmail.com

San Francisco, California 94110

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