

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Petition Supporting 300 5th Street  
**Date:** Thursday, April 22, 2021 11:16:00 AM  
**Attachments:** [\[FINAL\] 300 5th Street HAC Project Review Report Card - Sheet1.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:** Corey Smith <corey@sfhac.org>  
**Sent:** Thursday, April 22, 2021 10:42 AM  
**To:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; 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:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Jake Shemano <jake@realtexgroup.com>; Todd David <todd@sfhac.org>; Laura Clark <laura@yimbyaction.org>; Sara <sara@yimbyaction.org>; Cody Fornari <cody@realtexgroup.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Re: Petition Supporting 300 5th Street

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Good morning all,

I've attached a finalized HAC Report Card to this email.

Respectfully,  
Corey

On Wed, Apr 21, 2021 at 11:30 AM Corey Smith <[corey@sfhac.org](mailto:corey@sfhac.org)> wrote:

Director Hillis and members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and SF YIMBY, please see the attached document with

petition signers in support of the [300 5th Street proposal](#).

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  
Deputy Director | Housing Action Coalition  
95 Brady Street, San Francisco, CA 94103  
Office: (415) 541-9001 | Cell: (925) 360-5290



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**From:** [CPC-Commissions Secretary](#)  
**To:** [Abad, Robin \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: "shared spaces" - observations  
**Date:** Thursday, April 22, 2021 10:27:16 AM  
**Attachments:** [Screenshot from 2021-04-21 09-31-19.png](#)

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**From:** Robert Rowntree <rowntreerob@gmail.com>  
**Sent:** Wednesday, April 21, 2021 1:35 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** "shared spaces" - observations

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I am a the 25 yr resident of mission , generally in favor of the efforts to aid & bootstrap struggling SF small business during covid and after ( permanent changes).

Having said that, there is a specific concern regarding exceptions taking the form of recurring noise-nuisance to the neighbors ( flagrant noise ). In most cases it all just works and things are reasonable. But in some cases liberal weekend alcohol sales, and a dearth of bar choices result in a few bad actors - parklets regularly emitting amplified music in excess of 75 DB as metered by NOISH app.

I recognize the proposal focuses on aid to small business and does not intentionally favor the promotion of small business at the expense of quiet neighborhoods. In rare instances noise may happen and my position is that advance consideration of the legislation should include :

1. simple noise complaint for dummies feature of [sf311.org](http://sf311.org) noise complaints. the current process can be confusing and a waste of time.
- 2.greater transparency regarding the law ( like section 2909 ) and how the disgruntled may take action to report violation - get the app NIOSH on

iPhone, record DB meter, download the pdf db monitor report, take photos, using "at" messages on twitter to link all the URL's, media files etc in a concise msg to "@sf311" or something. the details here are your job.

My observation is that the current process is confusing, leaves alot to chance ( will the govt be listening? will anything get enforced ), and is very inefficient.

3. ACCOUNTABILITY for offenders. Like landlords, most parklet operations are conducted responsibly, and reasonably, but NOT ALL. If a restaurant owner ignores neighbor issues on the subject of recurring noise, there should be direct and obvious process of accountability leading to resolution.

In our particular case, restaurant parklet complaints have gone on since august 2020, with denials by the owner that the motorcycles with stereos that play for hours and hours at well over 70 db meter levels "are not my customers". Well they are and they sit at your tables not 10 feet from parked bikes with radios that play on and on. Well then the noise is not my problem as it comes from the street and not from my commercial establishment..

just goes on & on and a bunch of residents really dont know what to do at this point.

The law should be clear and enforced ..

thank you

robert rowntree  
2889 24th st. 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am opposing to have a cannabis club on Divisadero and oak  
**Date:** Thursday, April 22, 2021 10:26:22 AM

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

From: Rita Kuettel <[rita\\_kuettel@yahoo.com](mailto:rita_kuettel@yahoo.com)>  
Sent: Wednesday, April 21, 2021 4:17 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>  
Subject: I am opposing to have a cannabis club on Divisadero and oak

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To whom it might concern,

I won't be able to attend tomorrow's hearing due to work.

As a neighbor of this new establishment living at 333 divisadero I strongly oppose for a pot club to move in?

Here are my reasons why:

1. The line will go around the corner putting bikers and cars turning in danger. The location is not ideal for long lines. On the other hand the pot club on grove has a wide side walk to stand on in order to get into the store.
2. We already have enough pot clubs in the hood. Why do we need another one that has no parking and is located at a dangerous corner?
3. Parking situation. It's hard to find parking there and the biz unlike the other place on grove has no parking lot. People will double park and take away spots from biz that are struggling to survive.
4. I oppose to the hours the establishment wants to be open. 10 pm is way too late.

If you need more I do, please let me know.

Rita kuettel  
333 divisadero street  
Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Planning Commission agenda for 4.22.2021  
**Date:** Thursday, April 22, 2021 10:26:04 AM

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**From:** Dennis Hong <dennisj.gov88@yahoo.com>  
**Sent:** Wednesday, April 21, 2021 4:49 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; sara@yimbyaction.org; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Kimia.haddahan@sfgov.org; Littlefield, Michelle (CPC) <michelle.littlefield@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Subject:** SF Planning Commission agenda for 4.22.2021

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

Good afternoon Honorable Planning Commissioners and everyone. Wow, its been a real trying time with this pandemic era, Remote Hearings/zooming, online docs, and etc. My name is Dennis Hong, a longtime resident and or Native of San Francisco for seventy six + years. Resident of Distinct 7. I'm sorry I will be unable to attend this meeting. As usual, Per your procedure I trust this email gets to you all in time for tomorrows meeting. Once again excuse me for another one of rambling emails with my opinion here. Will chime back on a few other items (2018-004047CWP-02 and 2019-006114PRJ) that were some how on the www - on the home page but the system did not do well, but will get back later and comment on.

There are several items on your tomorrows agenda:

**#7; Case Number 2019-016230CWP-Housing Element 2022 Update.** I would like your support on this. Mainly because part of the SFYIMBYs organization has been studying this housing issue for some time. I respect their support. Any support that your commission and the SF Planning department can give will go a long way with

our housing issues including many of Ca all to many Bills that are a bit confusing to get thru this process. Mainly because this organization is Spot On and has done their home work here.

I appreciate for all that you folks do with this issues.

Finally, if anyone has any question to my email, please feel free to chime back to me with your question/and concern. I look forward to your support to help with our housing issues here.

-----All the best~~~DHsf-----

**From:** [CPC-Commissions Secretary](#)  
**To:** [Nickolopoulos, Sheila \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: April 22, 2021 Planning Commission Agenda Item 9. 2021-002933PCA  
**Date:** Thursday, April 22, 2021 10:25:08 AM

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### Commission Affairs

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**From:** Karen Wood <karenmillerwood@gmail.com>  
**Sent:** Wednesday, April 21, 2021 5:05 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>  
**Subject:** April 22, 2021 Planning Commission Agenda Item 9. 2021-002933PCA

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Dear President Koppel and Commissioners:

The measure proposed as Item 9 ( SIMPLIFY RESTRICTIONS ON SMALL BUSINESSES [BOARD FILE NO. 210285]) would end protections of San Francisco's small businesses by allowing formula businesses in "certain" Neighborhood Commercial districts. It also threatens the quiet enjoyment of residents of these areas. The purpose of #2 seems only to perpetuate blight.

Is there a reason for ruining San Francisco's beloved neighborhood shopping areas, which are assets of great community value to San Franciscans and attractions to visitors?

Please save our neighborhood shopping districts from degradation and vote to reject this poorly thought out measure.

Sincerely,

Karen Wood

SF Land Use Coalition

Zoning and Planning Committee, Miraloma Park Improvement Club



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 300 5th Street (2019-006114PRJ)  
**Date:** Thursday, April 22, 2021 10:24:33 AM  
**Attachments:** [300 5th St SOMA Pilipinas.pdf](#)

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### Commission Affairs

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**From:** David Woo <david@somapilipinas.org>  
**Sent:** Wednesday, April 21, 2021 5:13 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:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Raquel R. Redondiez <raquel@somapilipinas.org>  
**Subject:** 300 5th Street (2019-006114PRJ)

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Hello Commissioners, please see attached and below SOMA Pilipinas' letter regarding the 300 5th Street project that will be before you at the commission tomorrow.

Thank you,  
David

April 21, 2021

Commission President Koppel  
San Francisco Planning Commission

Re: 300 5th Street (2019-006114PRJ)

Hello Commissioners,

SOMA Pilipinas Filipino Cultural Heritage District is reaching out in regards to the proposed project at 300 5th Street, located within the Youth and Family Special Use District. We are extremely concerned about the shadow that this development will cast on Bessie Carmichael Middle School playground.

The South of Market has one of the lowest rates of public open space per-capita in the entire city, all while taking on the majority of new development. The lack of planning to address the basic needs of whole and complete communities in the South of Market, such as the vitally important component of public open spaces, continues to be a serious issue. Due to this reality, any publicly owned land that is utilized as open space for youth in the South of Market is extremely precious and valuable. This is fundamentally an equity issue.

We urge the Planning Department and Planning Commission to prioritize the lived experience, health, and well-being of youth and families in the South of Market in all planning decisions.

Thank you,

Raquel Redondiez  
Director, SOMA Pilipinas

--

David Woo  
CHHESS Land Use Analyst  
SOMA Pilipinas Cultural Heritage District

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 353 Divisadero  
**Date:** Thursday, April 22, 2021 10:24:26 AM  
**Attachments:** [Planning Commission 353 Divisadero-3.pdf](#)

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**Commission Affairs**

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**From:** Tariq Alazraie <tariq@trybasa.com>  
**Sent:** Wednesday, April 21, 2021 5:48 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Sonia Alazarie <sonia@trybasa.com>; Sarah S <sarah@trybasa.com>  
**Subject:** 353 Divisadero

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April 21, 2021

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

Regarding: Item #14 on the 4/22/21 Hearing Calendar

2020-009148 CUA, 353 Divisadero Street

Dear San Francisco Planning Commission,

I am reaching out today to express my opposition to the cannabis retail dispensary application at 353 Divisadero.

I am writing on behalf of Bay Area Safe Alternatives (BASA), a small family owned business which operates its dispensary on Grove St., two blocks North of the proposed project. BASA is the oldest operating dispensary in the country and provides both medical and recreational cannabis to customers throughout the city. This community business employs 25+ people, many of whom have had steady employment with our company for 16 + years; including benefits, health insurance,

stock options and growth opportunities. Furthermore, BASA spends hundreds of thousands of dollars a year on its compassion program for medical patients. Permitting a new dispensary 2 blocks away, will obviously have a negative impact on our revenues which in turn negatively affects members of our community.

San Francisco has 155 open applications for cannabis and is slated to have 100 + dispensaries by the end of 2021. That is an excess in cannabis retailers and products for an industry that is facing high competition as it is. Cannabis prices are low, margins are still shrinking, and the cost of operation is high. Permitting another location this close will have a negative net impact on our neighborhood, its members, other nearby businesses, and the city. BASA would undoubtedly be forced to reduce the number of people we employ. We do not want to see our hard working employees turn into another statistic of unemployment in our already struggling neighborhood.

Additionally, traffic on Divisadero St. and Oak St., where 353 Divisadero is located, is terrible. This new dispensary does not have a parking lot. This means the people that do drive will slow down traffic or reduce parking availability significantly. With the parklets, parking has already been restricted. Other people will use ride share services that illegally double park and will cause further congestion in the neighborhood, not to mention the danger to pedestrians and bikers. It seems unnecessary to create a cluster of cannabis businesses that will disrupt the community when medical and recreational cannabis is already highly accessible in San Francisco.

Thank you for you time and consideration,

Tariq Alazarie  
[tariq@trybasa.com](mailto:tariq@trybasa.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2800 Geary Blvd. 2019-023105ENV  
**Date:** Thursday, April 22, 2021 10:23:18 AM  
**Attachments:** [2019-023105ENV Transportation Study Determination 2800 Geary 041621 \(2\).pdf](#)  
[2800 Geary Blvd. 2019-023105AHB.msg](#)  
[2800 Geary Variant diagram 4.21.21\[3\].pdf](#)  
[2800 Geary Firestone views 2014 - 2019\[5\].pdf](#)

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**From:** Michael Coholan <michael@hilltopllc.com>  
**Sent:** Wednesday, April 21, 2021 6:46 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>; Michael Coholan <michael@hilltopllc.com>; Dick Frisbie <frfbeagle@gmail.com>; Liz Moore <liz@shamrocksf.com>; Jonathan Pearlman <jonathan@elevationarchitects.com>  
**Subject:** 2800 Geary Blvd. 2019-023105ENV

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Dear Commissioners,

Following up on the recently published Transportation Study (**see attached**), our neighbor group and the project developer, Liz Moore, and project sponsor Jonathan Pearlman, are continuing to work collaboratively to request that you accept the developer's variant plan design which relocates the driveway from Wood St. to Geary Blvd. In addition to the adjacent neighbors earlier email sent to you April 13<sup>th</sup> (**see attached**) we have the following points to offer on why we believe the driveway should be placed on Geary Blvd.:

1. **Ingress/Egress from Geary Blvd. would be much less than it has been historically (note: the Transportation Study indicates only 3 daily PM Peak Hour Trips)**

For the seventy years the project site has operated as a gas filling and auto repair site, most recently as Firestone, with all ingress/egress to the site via the current curb cut on Geary. This includes 12 hour daily (7am-7pm) customer access to 10 service bays, in addition to another 12-18 or more cars parked on the lot, and constant tow truck drops of disabled vehicles. In other words, a much more active use along Geary than the proposed project would add. **(see the attached photos which illustrates the heavy usage of the existing Geary Blvd. driveway historically)**

2. **Vehicles would not queue up on Geary Blvd. to enter the parking garage and, therefore, there is no impact to the flow of Muni buses on Geary**

The variant plan design (driveway on Geary) allows for two lanes (both in and out of the garage) as opposed to one lane on Wood St. In addition, there is room for entering vehicles to pull off to the side of Geary if there is a queue to enter the garage. **(see attached variant drawing)**

3. **Safety of Sagebrook Senior Living residents (2750 Geary Blvd.)**

Although it wasn't addressed in the Cumulative Setting section of the Transportation Study, Sagebrook, located directly across Wood St. from the project, was recently approved for 20 new senior independent living units bringing its capacity to housing over 100 seniors. Although Sagebrook has a Geary Blvd. address and a front door located on Geary it is used only for emergency purposes. All residents, staff, and deliveries are accessed via Wood St. and the facility's pedestrian and parking entrances and all deliveries are made from Wood St. not Geary. Accordingly, there is already severe traffic congestion on Wood.

There is also a 24/7 parade of SF Fire Dept. trucks and ambulances, as well as regular para-medical transit vehicles that access Sagebrook residents via Wood St.. Placing the driveway of 2800 Geary on Wood St. would further impede access to the emergency responders thus jeopardizing the welfare and safety of Sagebrook residents. **(see attached photos which highlight the narrowness of Wood with parking on both sides of the street, and photos of a SFFD engine, NorCal Ambulance and a delivery truck blocking the street. No traffic can pass on Wood St., and the street is essentially blocked, if a single vehicle is stopped on the street)**

Thank you for your consideration to approve the [sponsor's](#) variant plan which relocates the project driveway from Wood St. to Geary Blvd..

Sincerely,

Michael Coholan 51-53 Wood St. (on behalf of the 2800 Geary-Firestone neighbors' group)  
Laurel Heights Improvement Assn., Richard Frisbie VP  
Liz Moore, Shamrock Realty Co.  
Jonathan Pearlman, Elevation Architects



**From:** [CPC-Commissions Secretary](#)  
**To:** [Samonsky, Ella \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Potrero del Sol  
**Date:** Thursday, April 22, 2021 10:21:32 AM

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**Commission Affairs**

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**From:** t a <gingerroot63@yahoo.com>  
**Sent:** Wednesday, April 21, 2021 10:49 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@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:** RonenStaff (BOS) <ronenstaff@sfgov.org>  
**Subject:** Potrero del Sol

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To whom it may concern,

I'm writing to you to express my extreme opposition to the proposed development at 1458 San Bruno Ave.

I am a gardener at Potrero del Sol Community garden and a resident of the Mission district for 25 years.

The development near Potrero del Sol would have a very negative impact on the garden, the park, the skate park and the neighborhood in general.

As someone who has been negatively impacted by the gentrification of the Mission, I'm in favor of more housing (affordable housing please!!!) but 1458 San Bruno is the wrong place for it.

There is no housing shortage in the city. There IS an overabundance of greed, speculation and runaway capitalism that is making life impossible for normal working class people. Build affordable housing but be smart about it. If you were to allow one of the few gems left in the Mission to be destroyed in the name of "more housing", it would harm the very people who have suffered most due to gentrification.



Please do not do that!

Please do not allow the development at 1458 San Bruno!

Most sincerely,  
Tom Anderson

[Sent from Yahoo Mail on Android](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Continuance for 4712 3rd St  
**Date:** Thursday, April 22, 2021 8:47:59 AM

---

Commissioners,

Please be advised that 3<sup>rd</sup> Street is requesting a continuance and will not likely be heard today.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>  
**Date:** Wednesday, April 21, 2021 at 12:22 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** Richard Sucre <richard.sucre@sfgov.org>  
**Subject:** Continuance for 4712 3rd St

Hi Jonas,

Can you please continue 4712 3<sup>rd</sup> Street, 2020-003042AHB, from tomorrow to the May 13 Planning Commission hearing?

Best,  
Claire

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

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
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Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The [public is encouraged to participate](#). Find more information on our services [here](#).

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Abad, Robin \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments Relating to Upcoming 4/22 Planning Commission Hearing Relating to "Shared Spaces" Program/Policy  
**Date:** Wednesday, April 21, 2021 12:51:03 PM  
**Attachments:** [SF Planning Commission Hearing Notice and Agenda - SF Shared Space Policy.pdf](#)  
[SF Planning Executive Summary Shared Spaces Ordinance.pdf](#)  
[Restaurant-Accessibility-Field-Guide \(1\).pdf](#)

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### Commission Affairs

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Richard Skaff <[richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)>  
**Sent:** Wednesday, April 21, 2021 12:07 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Bohn, Nicole (ADM) <[nicole.bohn@sfgov.org](mailto:nicole.bohn@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Administrator, City (ADM) <[city.administrator@sfgov.org](mailto:city.administrator@sfgov.org)>  
**Subject:** Fwd: Comments Relating to Upcoming 4/22 Planning Commission Hearing Relating to "Shared Spaces" Program/Policy

I received your email stating you hadn't received my email.

I'm re-sending the email I sent you below my signature block.

Please confirm receipt of this email.

Richard Skaff, Executive Director  
Designing Accessible Communities  
Email: [richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)  
Cell: 707-755-1681  
"Fighting Hate  
Teaching Tolerance  
Seeking Justice" | The  
Southern Poverty Law Center

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

From: **Richard Skaff** <[richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)>  
Date: Mon, Apr 19, 2021, 5:48 PM

Subject: Comments Relating to Upcoming 4/22 Planning Commission Hearing Relating to "Shared Spaces" Program/Policy

To: <[commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)>, Nicole Bohn <[nicole.bohn@sfgov.org](mailto:nicole.bohn@sfgov.org)>, Deborah (Debby)Kaplan <[debkap301@gmail.com](mailto:debkap301@gmail.com)>, San Francisco Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>, <[city.administrator@sfgov.org](mailto:city.administrator@sfgov.org)>, Office of the City Attorney <[cityattorney@sfcityatty.org](mailto:cityattorney@sfcityatty.org)>

Cc: California Department of Justice <[PIU.PIU@doj.ca.gov](mailto:PIU.PIU@doj.ca.gov)>

Commission Secretary

Hello.

As suggested, I've copied and pasted two (2) recent emails below my signature block. One is the email I sent to the SF Mayor's Office on Disability that describes my questions/concerns relating to the SF Planning Commission "Shared Spaces" policy, and the second was received from the Mayor's Office on Disability Director, Nicole Bohn, with her response to my email. Additionally,

I'm writing to ask that each Planning Commissioner be provided a copy of the two attached emails and a copy of my non-profit organization's (**Designing Accessible Communities**) "**Restaurant Accessibility Field Guide**". Additionally, by this email, I'm writing to ask that I be allowed adequate time during the hearing to speak to the Commissioners in detail about my concerns regarding the proposed changes/additions/deletions to the Shared Spaces policy.

Thank you.

Richard Skaff, Executive Director  
Designing Accessible Communities  
Cell: 707-755-1681  
Email: [richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)  
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Southern Poverty Law Center

**From:** Richard Skaff <[richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)>

**Sent:** Sunday, April 18, 2021 4:19 PM

**To:** Bohn, Nicole (ADM) <[nicole.bohn@sfgov.org](mailto:nicole.bohn@sfgov.org)>

**Cc:** Deborah (Debby)Kaplan <[debkap301@gmail.com](mailto:debkap301@gmail.com)>; California Department of Justice <[PIU.PIU@doj.ca.gov](mailto:PIU.PIU@doj.ca.gov)>; Ida A. Clair <[ida.clair@dgs.ca.gov](mailto:ida.clair@dgs.ca.gov)>; John King <[jking@sfchronicle.com](mailto:jking@sfchronicle.com)>

**Subject:** Fwd: SF Planning Commission hearing 4/22 on permanent "Shared Spaces" program

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

Nicole Bohn, Director  
Deborah Kaplan, Deputy Director  
San Francisco Mayor's Office on Disability

Hello, Nicole and Debbie.

I just received the attached email from a San Francisco resident. That person has, in the near past, contacted me regarding San Francisco's intent to formalize the City's Parklet Program because of access concerns.

Well, if what I've read within the attached documents is all there is with regard to both program and physical accessibility required by the "Plan", I have concerns about the present program that apparently had the parklet policy enforcement role taken away from DPW. Apparently, the Planning Department is now in charge of the City's Parklet Program. Is that a correct assumption on my part? If so, does Planning have trained inspection staff to inspect installed Parklets? And if a Parklet is found to be out of compliance with the City's Parklet program, what is the Planning Department's authority to enforce the program requirements as they relate to both program and physical access for persons with disabilities?

I've done a quick review of the documents (attached below) and it doesn't appear (although I may have missed it) to have anything within the Parklet Program documents that speaks to the issues of state and federal accessibility requirements. I would have thought that there would be a substantial section within those documents defining what state and federal access requirements relate to the placing of a dining, sitting, and public use on public, Title II, City owned sidewalks and streets.

What, if any input did the Mayor's Office on Disability have in the development of the City Parklet Program?

These are all questions every city, county, state agency (in our case, Cal Trans) should be asking when developing a parklet program. I'm sorry to say that most, if not all, haven't and aren't. Hopefully the City of San Francisco will create a fully accessible for everyone parklet program and that will go on to help other communities know what they should and must do to make their parklets fully accessible to everyone.

I look forward to getting a timely response from you. It appears that the Planning Department hearing about the City Parklet Program will be taking place this next week, so hearing from you prior to the hearing will be important.

Thank you.

Richard Skaff, Executive Director  
Designing Accessible Communities  
Email: [richardskaff1@gmail.com](mailto:richardskaff1@gmail.com)  
Cell: 707-755-1681

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Southern Poverty Law Center

Mon, Apr 19, 2021, 11:55 AM Bohn, Nicole (ADM) <[nicole.bohn@sfgov.org](mailto:nicole.bohn@sfgov.org)> wrote:

Thanks, Richard.

Your message is timely; the Mayor's Disability Council heard from the Shared Spaces Program as part of their monthly public hearing on Friday (4/16). While the program leadership made a public commitment in this meeting to maintaining accessibility should the permanent program be adopted, the specifics of exactly how accessibility review and compliance oversight will happen within this program are still in development.

With your (assumed) permission, by way of this e-mail, I am forwarding your correspondence to the Mayor's Disability Co-Chairs for consideration. MDC sent an initial letter to Sup. Peskin's Office last week addressing some of your same concerns, and now are in the process of revising a draft to involve the Legislative sponsors (listed here: <https://sfbos.org/sites/default/files/LI040621.pdf>) and, ideally, the Planning Commission, in time for this Friday's Meeting.

I am sure that the Council would welcome additional advocacy support, should you also wish to contact the legislative sponsors and the Planning Commission, underscoring the importance of upholding Federal, State and local disability access requirements in a meaningful way.

MOD will continue this advocacy as well.

Helen and Alex: If you would like to, feel free to reach out to Richard directly, for another public perspective, as you proceed on behalf of the Council.

Thank you again for reaching out.

-N

**Nicole Bohn**  
**Director**

Current SFGOV information on COVID-19 for people with disabilities:  
<https://sf.gov/information/get-help-seniors-and-people-disabilities>

SF Mayor's Office on Disability

1155 Market Street 1<sup>st</sup> Floor

**Direct:** (415) 554-6785

**Office:** (415) 554-6789

**E-mail:** [nicole.bohn@sfgov.org](mailto:nicole.bohn@sfgov.org)

**Web:** [sfgov.org/mod](http://sfgov.org/mod)

Pronouns: She, Her, Hers

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* JAMES BYRNE SWORN IN AS SAN FRANCISCO POLICE COMMISSIONER  
**Date:** Wednesday, April 21, 2021 12:48:52 PM  
**Attachments:** [04.21.21 Police Commission Swearing In Jim Byrne.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Wednesday, April 21, 2021 at 12:40 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* JAMES BYRNE SWORN IN AS SAN FRANCISCO POLICE COMMISSIONER

**FOR IMMEDIATE RELEASE:**

Wednesday, April 21, 2021

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

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

**JAMES BYRNE SWORN IN AS SAN FRANCISCO POLICE COMMISSIONER**

*Byrne, nominated by Mayor London Breed, has decades of experience as an immigration attorney*

**San Francisco, CA** — Mayor London N. Breed today conducted the swearing-in ceremony to confirm James Byrne to the San Francisco Police Commission. In March 2021, Mayor Breed nominated Byrne to the Commission, the seven-member body charged with setting policy for the Police Department and conducting disciplinary hearings when police conduct charges are filed. Yesterday, the Board of Supervisors voted unanimously to confirm Byrne to the Commission.

Byrne was born and raised in San Francisco by Irish immigrant parents and is an attorney who specializes in immigration law. He regularly offers pro bono immigration assistance, advising people from all over the world on their immigration cases.

“I am proud to have nominated Jim Byrne to serve on the San Francisco Police Commission. The Police Commission serves an important role in our city government, especially as we’re working to implement critical public safety reforms and ensure that our diverse communities are supported and protected, and I am glad that with Jim’s confirmation today we now have a complete commission,” said Mayor Breed. “Jim is an experienced attorney with a proven track record of looking out for the most vulnerable members of our community and working to improve the lives of others. I’m confident that he will bring that integrity and a commitment to



supporting underserved communities to the Police Commission.”

“I am deeply grateful and humbled to be nominated by Mayor Breed and confirmed by the Board of Supervisors to serve on the Police Commission,” said Jim Byrne. “I have always been committed to ensuring that people are given every opportunity to make a life here using the best of our justice system, and I am looking forward to utilizing my expertise as an immigration attorney to bring a different perspective to the Commission.”

Byrne has decades of experience practicing immigration law. After graduating from law school, he established his own law practice in San Francisco in 1983. His practice of immigration law includes deportation defense, family-based immigration, and employment-based immigration. Throughout the course of his career, Byrne has protected immigrant families from deportation, represented clients in asylum proceedings, and represented thousands of clients from all over the world. Byrne has volunteered once a month for the last 22 years at the Irish Immigration Pastoral Center Immigration Clinic in San Francisco’s Richmond District. He also regularly does pro bono work, including representing Mexican and Guatemalan nationals in immigration court.

“I was so enthused to hear about Jim Byrne’s nomination to the Police Commission,” said Bilal Mahmood, a San Francisco resident, entrepreneur and philanthropist. “As the son of immigrants myself, I know firsthand the difficulty immigrant families have in engaging with our law enforcement. Mr. Byrne’s decades of experience as an immigration attorney will provide a much needed perspective on the commission, one that can hopefully elevate the voice of our immigrant communities and engender more trust with our police force.”

Byrne was raised in San Francisco’s Excelsior District near McLaren Park and attended Cleveland Elementary School, Epiphany Grammar School, and Saint Ignatius High School in San Francisco. He graduated from UC Davis in 1977, receiving two bachelor’s degrees, one in history and the other in agricultural economics and business management. In 1980, Jim received his Juris Doctor from the University of the Pacific McGeorge School of Law in Sacramento, California.

“Jim has been a humble, intelligent and hardworking advocate for hundreds of migrants that found themselves caught up in the harshness of our often times unfair immigration justice system,” said Celine Kennelly, Chair of the San Francisco Immigrant Rights Commission. “His wisdom and experience will be an asset to the Police Commission and all San Franciscans.”

He is married to Maureen O’Neill, who, as a nurse at the Tom Waddell Clinic in San Francisco, provides healthcare for underserved people in the Tenderloin. They have lived in San Francisco’s Sunset District for the last 36 years.

Byrne’s confirmation to the Police Commission comes at an important time for public safety in San Francisco. In June 2020, Mayor Breed announced a roadmap to fundamentally change the nature of policing in San Francisco and issued a set of policies to address structural inequities. She proposed four priorities to achieve this vision: ending the use of police in response to non-criminal activity; addressing police bias and strengthening accountability; demilitarizing the police; and promoting economic justice. These policies build on the City’s ongoing work to meet the standards contained in President Obama’s 2015 Task Force on 21st Century Policing.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CANNABIS LEGISLATION TO BOLSTER CITY'S EQUITY PROGRAM AND FURTHER SUPPORT CANNABIS BUSINESS OWNERS  
**Date:** Wednesday, April 21, 2021 12:41:10 PM  
**Attachments:** [04.21.21 Cannabis Equity Program and Grants.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](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Wednesday, April 21, 2021 at 10:30 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CANNABIS LEGISLATION TO BOLSTER CITY'S EQUITY PROGRAM AND FURTHER SUPPORT CANNABIS BUSINESS OWNERS

**FOR IMMEDIATE RELEASE:**  
Wednesday, April 21, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES CANNABIS  
LEGISLATION TO BOLSTER CITY'S EQUITY PROGRAM  
AND FURTHER SUPPORT CANNABIS BUSINESS OWNERS**

*San Francisco has approved nearly \$1 million in equity awards and assistance for cannabis businesses with permits, grant applications, and workforce development*

**San Francisco, CA** — Mayor London N. Breed today announced legislation to enhance the impact of the Cannabis Equity Program and support all cannabis businesses in San Francisco. The legislation builds on the Program's original goal to combat disparities in the cannabis industry through the establishment of equity cannabis businesses in San Francisco. The Cannabis Equity Program, which was launched in 2018, was created to lower the barriers to cannabis licensing and prioritize those hit hardest by the War on Drugs.

The legislation that Mayor Breed introduced at the Board of Supervisors yesterday will modify the permit process and create new processing priorities in the Office of Cannabis in order to increase opportunities for equity businesses. The legislation also provides greater ownership flexibility for cannabis businesses and preserves equity commitments in the program.

“As San Francisco works to recover from COVID-19, it's important that we support small businesses, including our cannabis industry,” said Mayor Breed. “This legislation helps us

make sure the program continues to achieve its goals and ensure that cannabis business owners are supported and have the resources they need to be successful in San Francisco.”

Since the establishment of the Cannabis Equity Program, 94 Equity Applicants have applied for permits to operate cannabis businesses in San Francisco. To date, San Francisco has issued 31 permits to equity cannabis businesses, including permanent and temporary permits. In addition to issuing permits for businesses, San Francisco’s Office of Cannabis administers grants for Equity Applicants, who are individuals that meet criteria based on residency, income, criminal justice involvement, and housing insecurity.

These grants, funded by the Governor’s Office of Business and Economic Development (GO-Biz) and the Bureau of Cannabis Control (BCC) can be used for start-up and ongoing costs. San Francisco has received approximately \$6.3 million in grants from GO-Biz and BCC. To date, the City has approved funding requests for 16 grantees, ranging from around \$50,000 to \$100,000 each and nearly \$1 million has been disbursed or is in the process of disbursement.

The legislation creates measures to ensure the cannabis industry in San Francisco continues to support communities that have historically been harmed by past policies and the War on Drugs. Specifically, the legislation:

- Prioritizes Cannabis Equity Applicants who are sole proprietors for permit processing.
  - Equity Applicants will continue to receive top priority.
  - Non-equity owners who support Equity Applicants through shared manufacturing will also receive heightened priority.
- Shortens the time period for a transfer of more than a 50% ownership interest in a Cannabis Business from ten years to five years, giving businesses more flexibility to grow.
- Requires that cannabis businesses make additional social equity contributions if they seek to reduce the equity applicant’s ownership interest by 20% or more.
  - These commitments include opportunities to provide hiring, training, and mentorship, and provide other forms of support to cannabis equity businesses or local organizations.

“Being the First Latina owned cannabis dispensary Owner/CEO of Stiizy Union Square feels surreal,” said Equity Permit holder Cindy De La Vega. “My grand opening was October 9, 2020 during this difficult time. I am grateful for the San Francisco Equity Program and proud to be permit number eleven. I look forward to using my opportunity to show others that the San Francisco Equity Program does work and should be the blueprint for others to bring to their cities.”

“I’m grateful to the City and the State for this opportunity,” said Ali Jamalian, Founder and CEO of Kiffen LLC and Equity Permit holder. “Thank you to the Office of Cannabis for standing up this Pilot Program. The money is incredibly helpful and allows me to scale my business during a difficult time. I’m hopeful that all eligible equity applicants will take advantage of the opportunity.”

The cannabis industry in San Francisco is important for the City’s economic recovery from the COVID-19 pandemic. Cannabis businesses have created jobs and provided local San Francisco residents with meaningful access to income as many in the City have worried about employment. Over the past year, 11 new equity cannabis businesses have opened, each creating local job opportunities and generating sales tax revenue to fund other social services

and programs. During this same time, approximately 75 cannabis businesses also operated with temporary permits, and an additional 38 businesses operated as medical cannabis dispensaries. San Francisco's cannabis businesses employ approximately 70 local residents through the City's First Source Hiring Program.

“Thank you to Mayor Breed and her team for leaning in, attending Cannabis Oversight Committee meetings, and introducing this important legislation,” said Marisa Rodriguez, Director, Office of Cannabis. “As San Francisco's equity community continues to grow, which is central to the work of the Office of Cannabis, the support of leadership like this is a powerful symbol of the City's commitment to building equity in our communities.”

### **Equity Grants Background**

The California Cannabis Equity Act of 2018 and the Budget Act of 2019 appropriated funding for the State of California to support local jurisdictions development and implementation of local cannabis equity programs. The goal of this effort is to provide opportunities to individuals negatively impacted by the war on drugs to enter the legal cannabis marketplace, through technical assistance and funding to support startup and ongoing costs associated with their cannabis business.

### **San Francisco Cannabis Oversight Committee**

The San Francisco Cannabis Oversight Committee, an advisory body has played an important role in representing and shaping the City's diverse and growing cannabis industry. Reflecting a variety of stakeholders, the Oversight Committee created a transparent space for the public and representatives of local government to gather, listen, and collectively steer the direction of the legalized cannabis industry in San Francisco.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Petition Supporting 300 5th Street  
**Date:** Wednesday, April 21, 2021 11:47:44 AM  
**Attachments:** [300 5th Street Petition Signers 4.21.2021.xlsx](#)

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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:** Corey Smith <corey@sfhac.org>

**Sent:** Wednesday, April 21, 2021 11:30 AM

**To:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; 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:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Jake Shemano <jake@realtexgroup.com>; Todd David <todd@sfhac.org>; Laura Clark <laura@yimbyaction.org>; Sara <sara@yimbyaction.org>; Cody Fornari <cody@realtexgroup.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Subject:** Petition Supporting 300 5th Street

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

Director Hillis and members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and SF YIMBY, please see the attached document with petition signers in support of the [300 5th Street proposal](#).

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)

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Samonsky, Ella \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed development at 1458 San Bruno- please add this to the project file  
**Date:** Wednesday, April 21, 2021 11:47:27 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:** Sandra Pace <pacesandra@gmail.com>  
**Sent:** Wednesday, April 21, 2021 10:46 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Proposed development at 1458 San Bruno- please add this to the project file

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Hello,

I'm a 10 year + member of the community garden (Portero Del Sol) and I'm voicing my opposition to the proposed 7 - story development at 1458 San Bruno. The proposed building will negatively impact the garden due to its size and the shadow it will cast on the garden, and I'm concerned that it may encroach on the open space/park next to our garden.

I'm happy to provide my myriad of other concerns, but for brevity I've left them out.

Please note my opinion by filing it for this proposed project.

Thank you,  
Sandra Pace  
415-260-0243



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PUBLIC LIBRARY REOPENING TIMELINE  
**Date:** Wednesday, April 21, 2021 9:12:42 AM  
**Attachments:** [04.20.21 Library Reopening.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, April 20, 2021 at 11:17 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PUBLIC LIBRARY REOPENING TIMELINE

**FOR IMMEDIATE RELEASE:**

Tuesday, April 20, 2021

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

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

**MAYOR LONDON BREED ANNOUNCES PUBLIC LIBRARY REOPENING TIMELINE**

*San Francisco's Main Library will reopen for "Browse and Bounce" service on Monday, May 3, with more branch libraries to reopen in the following weeks*

**San Francisco, CA** — Mayor London N. Breed today announced the San Francisco Public Library (SFPL) will begin to reopen for limited indoor service on Monday, May 3, 2021, with the reopening of the first floor of the Main Library. The Chinatown/Him Mark Lai Branch Library and Mission Bay Branch Library will reopen the week of May 17. Additional floors at the Main Library and neighborhood branches will reopen as staffing permits and San Francisco continues to make progress on its recovery. Since March 2020, SFPL employees have been serving San Francisco's COVID-19 response in a variety of essential roles.

SFPL has developed a "Browse and Bounce" program, where patrons will be able to browse library books, music, movies and more, access free public computers for 50-minute sessions, printers, and photocopiers, have questions answered by library staff, return borrowed materials, pick up holds, use the self-check-out machines, and get assistance with library cards and their library accounts. Browse and Bounce will operate in addition to SFPL To-Go, the library's front-door holds pick up service, which is operating at 15 libraries and four bookmobile locations.

"I want to thank all of the Library staff, along with all the other City workers, who have been serving San Francisco's COVID response for more than a year now," said Mayor Breed. "I

know that people have really been missing the library, and though we've adapted to provide more to-go options and online resources, there's nothing quite like getting to browse the shelves and pick out your next book."

Since March 2020, hundreds of Library staff have played a critical role in the City's COVID-19 response, serving as Disaster Services Workers in various positions. Library staff have supported the City's emergency response working at food pantries, COVID-19 testing sites, Community Hubs for students, Shelter-in-Place hotels. Library staff continue to serve as contact tracers and case investigators working to slow the spread of the virus in the community and part of the COVID Command Center's efforts to conduct outreach work, translations, copywriting, and communications. As San Francisco continues reopening and transitioning to recovery from COVID-19, additional Library staff are beginning to return to their pre-pandemic roles, enabling the City to gradually resume in-person library services.

"We've missed each and every one of our library patrons, just as much as they've missed us and we are so proud to start welcoming them back inside," said City Librarian Michael Lambert. "Over the past few months, we have been hard at work laying the foundation for an in-person service that follows the latest public health guidance and safety protocols to protect our staff and patrons."

### **Reopening Timeline**

The schedule for reopening libraries is as follows:

- **Monday, May 3 – San Francisco Main Library – First Floor**
  - 100 Larkin Street (enter via Grove Street)
  - Hours: Monday-Saturday, 10:00 a.m.-5:30 p.m., Sunday 12:00 p.m.-5:30 p.m.
  
- **Monday, May 17 – Chinatown/Him Mark Lai Branch Library**
  - 1135 Powell Street
  - Hours: Monday-Friday, 10:00 a.m.-5:30 p.m.
  
- **Tuesday, May 18 – Mission Bay Branch Library**
  - 960 Fourth Street
  - Hours: Tuesday-Saturday, 10:00 a.m.-5:30 p.m.

At the Main Library, visitors will also be able to visit the San Francisco History Center on the 6<sup>th</sup> floor by appointment and request materials to be retrieved from collections on upper floors, such as cookbooks, gardening, and general nonfiction. Additional floors at the Main Library and neighborhood branches will reopen as staffing permits.

"COVID-19 required that we limit our interactions and exposure. Now as we begin to turn the corner, it's important to bring back the public services that help connect community and end isolation. Our libraries are safe spaces, a place for respite and learning, especially for our seniors and kids," said City Administrator Carmen Chu. "As a young girl I loved going to the library and in San Francisco we have one of the best library systems in the country. Today, I am so excited to see our branches begin to open again especially in some of our densest communities."

"SFPL has been a tremendous partner in the City's COVID-19 response. From contact tracing to community outreach to monitoring test sites and hotels, library staff have made important

contributions throughout the pandemic and we are grateful for their service,” said Dr. Grant Colfax, Director of the Department of Public Health.

### **Safety Measures**

Capacity and services will be limited at all in-person San Francisco Public Libraries. Patrons will be required to abide by all safety requirements and library rules, including social distancing and wearing masks. For the safety of the public and library staff no chairs will be available for sitting to read or study, no study and meeting rooms will be open, and in-person events will not be allowed at this time.

To ensure the safety of library users and staff, SFPL has developed a number of safety protocols and enhancements including:

- Library users over the age of 2 are required to wear a mask or face covering
- Social distancing reminders will be placed around the library
- Building capacity will be limited
- Hand sanitizer will be available at the entrance and service points.
- Available public computers will be spaced out to encourage social distancing
- Sanitizing wipes will be available to wipe down computer keyboards
- Sneeze guards will be placed at all public service desks
- Self check-out stations will be available for quick and easy borrowing

More information about the library reopening is available online at [sfpl.org](http://sfpl.org)

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON GUILTY VERDICT IN TRIAL OF DEREK CHAUVIN  
**Date:** Wednesday, April 21, 2021 9:05:57 AM  
**Attachments:** [04.20.21 Derek Chauvin Verdict.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, April 20, 2021 at 2:21 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON GUILTY VERDICT IN TRIAL OF DEREK CHAUVIN

**FOR IMMEDIATE RELEASE:**

Tuesday, April 20, 2021

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

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED ON GUILTY VERDICT IN TRIAL OF DEREK CHAUVIN**

**San Francisco, CA** — Mayor London N. Breed issued the following statement regarding the guilty verdict issued today in the trial of Derek Chauvin for the murder of George Floyd.

“This verdict does not bring back the life of George Floyd. It can’t replace the years of his life that were robbed from him, nor the life experiences and memories that would have been made with his friends and family. What this verdict does reflect is that the tide is turning in this country, although still too slowly, toward accountability and justice.

Almost eleven months ago, the world watched as Officer Derek Chauvin kept his knee on the back of George Floyd’s neck. He kept it there for eight minutes and 46 seconds, but it felt like an eternity. The systemic injustice from hundreds of years of racism and mistreatment of Black Americans was put into plain view on video, and the country and the world erupted in protest.

While we’re now months removed from the height of those protests, the need for action is as critical as ever. This is about more than prosecuting the officer who killed George Floyd, though that is an important step. It’s about fundamentally restructuring how policing is done to move away from the use of excessive force. It’s about shifting responses to non-violent calls away from an automatic police response to something better equipped to handle the situation. It’s about reinvesting in communities in which years of systematic disinvestment has made it

nearly impossible for people to thrive. It's about changing who we are as a country.

That's what we're trying to do in San Francisco. Our Street Crisis Response Teams, consisting of paramedics and behavioral health specialists, are now often the first responders to non-violent 911 calls relating to mental health and substance use. Our Dream Keeper Initiative is redirecting \$120 million to improve the lives of Black youth and their families through investments in everything from housing, to healthcare, to workforce training and guaranteed income. And our sustained, multi-year efforts to reform our police department has resulted in a 57% reduction in instances of use of force and a 45% decrease in officer involved shootings since 2016.

While this tragedy can never be undone, what we can do is finally make real change in the name of George Floyd. Nothing we can do will bring him back, but we can do the work to prevent others from facing his fate in the future. That is the work we need to do. It's ongoing, it's challenging, but if we are committed we can make a real and lasting difference in this country.”

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 141 LELAND AVE and 7 LELAND AVE  
**Date:** Wednesday, April 21, 2021 8:59:02 AM

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

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

From: Cameron Moberg <[holla@camer1.com](mailto:holla@camer1.com)>  
Sent: Wednesday, April 21, 2021 8:51 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 141 LELAND AVE and 7 LELAND AVE

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Hello. I am a resident of the Visitation Valley neighborhood. I live on Arleta Ave, two blocks from Leland Ave.

I'm writing about two properties. The first is 141 Leland.

If I am reading the flyer correctly, 141 Leland will be a group home? I understand there is a huge need for that. I am an advocate. I spent many years working with you on the 6th street corridor and the TL. However, I believe the immediate need in Viz Valley neighborhood is elderly and family housing. There are many families of all ages. Often times, there are many generations in one home due to affordability. It would be incredible to offer an opportunity for these families. It's what our neighborhood needs.

If it is decided to be a group home, I do have concerns. As I mentioned, I have worked alongside youth for years. I've been in many group homes. The lack of staffing and care is astonishing. Often times there is one staff overseeing way to many classes. The youth do not get the care they need. Or it starts out with enough care and dwindles over the years. What steps are being made to ensure there is enough counselors and case workers? What's steps are being made to ensure the longevity of those case workers and the continuous amount of staff needed?

Next I will express my concern for 7 Leland. (I'm pretty sure that's the correct address).

There is a dispensary that has been working to move in to the neighborhood. We have one right around the corner on Bayshore. That one is called Elevate. Bayshore and Leland have two completely different feels. There is also a business called Trap House that sells containers for weed. My concern is with two other similar shops, what type of street is it turning our family friendly, walkable street in to? Don't get me wrong, I don't mind a dispensary here. My concern is the amount of them. After all, we already have one/two. How many do we really need?

Thank you for your time, Cameron



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Abad, Robin \(CPC\)](#); [Nickolopoulos, Sheila \(CPC\)](#)  
**Subject:** FW: SF Chamber Support of Small Business Recovery Act  
**Date:** Wednesday, April 21, 2021 8:58:20 AM  
**Attachments:** [image001.png](#)  
[Support\\_Small\\_Business\\_Recovery\\_.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:** "SooHoo, Candace (CPC)" <candace.sooahoo@sfgov.org>  
**Date:** Tuesday, April 20, 2021 at 3:20 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: SF Chamber Support of Small Business Recovery Act

FYI for the Planning Commission, in case this wasn't send over.

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7536 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Emily Abraham <eabraham@sfchamber.com>  
**Sent:** Tuesday, April 20, 2021 3:13 PM  
**To:** SooHoo, Candace (CPC) <candace.sooahoo@sfgov.org>  
**Subject:** SF Chamber Support of Small Business Recovery Act

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Good afternoon,

On behalf of the San Francisco Chamber of Commerce and the hundreds of businesses we represent, I am pleased to offer our enthusiastic support of the Mayor's Small Business Recovery Act. Please see attached for our full letter of support to the Board of Supervisors, to be sent to the Planning Commissioners as well.

Sincerely,

Emily Abraham

**Emily Abraham**  
Interim Director, Public Policy





San Francisco Chamber of Commerce  
(Direct) 916-294-5029 • (E) [eabraham@sfchamber.com](mailto:eabraham@sfchamber.com)  
Pronouns: [she/her/hers](#)

**Sign-up for our weekly newsletter [here](#).**

**Join us at our upcoming virtual [events](#).**

- [State Check-In](#) – April 21 | 1PM
- [Executive Coffee Break](#) – April 29 | 11AM
- [Small Business Week](#) – May 3 - 7
- [Executive Coffee Break](#) – June 3 | 11AM
- [CityBeat Breakfast](#) – June 24 | 11AM
- [SF Chamber's Member Mixer](#) – July 27 | 5:30PM

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1215 29th Ave  
**Date:** Wednesday, April 21, 2021 8:17:23 AM

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**Commission Affairs**

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---

**From:** Norman Chong <nchong@to2law.com>  
**Sent:** Tuesday, April 20, 2021 5:01 PM  
**To:** Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Lee@leehammack.com; Bob Noelke (robertnoelke@aol.com) <robertnoelke@aol.com>; Christie West (christiewest11@gmail.com) <christiewest11@gmail.com>; Timwestpoker@gmail.com  
**Subject:** RE: 1215 29th Ave

Thank you.

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**From:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>  
**Sent:** Tuesday, April 20, 2021 4:57 PM  
**To:** Norman Chong <[nchong@to2law.com](mailto:nchong@to2law.com)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; [Lee@leehammack.com](mailto:Lee@leehammack.com); Bob Noelke ([robertnoelke@aol.com](mailto:robertnoelke@aol.com)) <[robertnoelke@aol.com](mailto:robertnoelke@aol.com)>; Christie West ([christiewest11@gmail.com](mailto:christiewest11@gmail.com)) <[christiewest11@gmail.com](mailto:christiewest11@gmail.com)>; [Timwestpoker@gmail.com](mailto:Timwestpoker@gmail.com)  
**Subject:** Re: 1215 29th Ave

Hi Norman,

I have forwarded your submittal to the Commissioners. We will be prepared to discuss it during the hearing on Thursday.

Thank you,  
Vincent

**Vincent W. Page II, Planner**  
**Code Enforcement Team, Zoning and Compliance Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Direct: 628.652.7396 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>  
**Date:** Tuesday, April 20, 2021 at 10:13 AM  
**To:** Norman Chong <[nchong@to2law.com](mailto:nchong@to2law.com)>, CPC-Commissions Secretary  
<[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>, Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>, [Lee@leehammack.com](mailto:Lee@leehammack.com) <[lee@leehammack.com](mailto:lee@leehammack.com)>, Bob Noelke ([robertnoelke@aol.com](mailto:robertnoelke@aol.com)) <[robertnoelke@aol.com](mailto:robertnoelke@aol.com)>, Christie West ([christiewest11@gmail.com](mailto:christiewest11@gmail.com)) <[christiewest11@gmail.com](mailto:christiewest11@gmail.com)>, [Timwestpoker@gmail.com](mailto:Timwestpoker@gmail.com) <[Timwestpoker@gmail.com](mailto:Timwestpoker@gmail.com)>  
**Subject:** Re: 1215 29th Ave

Hi Norman,

Thank you for sending this over. While it is too late for this information to be incorporated into the Commission Packet, you may, of course, present it during the hearing. (The deadline for new information to be incorporated into the Commission Packet was Wednesday. The packet was finalized on Thursday and published on Friday.) Who on your team will be giving the presentation? Will they be using any slides? If so, you will need to send the slides to me so that I can assist with uploading them and making sure they are visible to the Commissioners, and to the public, during the hearing.

Here is what I need from you:

1. A copy of the slide presentation, if one is to be prepared, in PDF file format.
2. The contact information (one email address and one phone number) of the person who will be giving the presentation. Commission Secretary staff (Chanbory "Chan" Son, [chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)) will reach out to the presenter/ sponsor via their contact information the day before the hearing to provide a direct conference call link. A Web-Ex link for other members of your team to use will also be provided. Others on your team may provide comments after the main presentation by the project sponsor is given.

Please send this information by 5pm tomorrow.

Thank you,

Vincent

**Vincent W. Page II, Planner  
Code Enforcement Team, Zoning and Compliance Division**

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Direct: 628.652.7396 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Norman Chong <[nchong@to2law.com](mailto:nchong@to2law.com)>

**Date:** Monday, April 19, 2021 at 11:36 AM

**To:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>, CPC-Commissions Secretary  
<[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Cc:** [Lee@leehammack.com](mailto:lee@leehammack.com) <[lee@leehammack.com](mailto:lee@leehammack.com)>, Bob Noelke ([robertnoelke@aol.com](mailto:robertnoelke@aol.com))  
<[robertnoelke@aol.com](mailto:robertnoelke@aol.com)>, Christie West ([christiewest11@gmail.com](mailto:christiewest11@gmail.com))  
<[christiewest11@gmail.com](mailto:christiewest11@gmail.com)>, [Timwestpoker@gmail.com](mailto:Timwestpoker@gmail.com) <[Timwestpoker@gmail.com](mailto:Timwestpoker@gmail.com)>

**Subject:** RE: 1215 29th Ave

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Dear Mr. Paige,

Attached please find supplemental materials submitted in support of the CUA for 1215 29<sup>th</sup> Avenue. These supplemental materials relate primarily to the financial hardship issues faced by the owner(s). We had hoped to include a cost estimate from a licensed general contractor, but the estimate has not been completed.

Norman L. Chong  
Tarkington, O'Neill, Barrack & Chong  
A Professional Corporation  
201 Mission Street, Suite 710  
San Francisco, CA 94105  
Tel: (415) 777-5501  
Fax: (415) 546-4962

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2020-010729CUA - 1215 29th Avenue  
**Date:** Wednesday, April 21, 2021 8:16:49 AM  
**Attachments:** [2021-04-19 Supp to CUA Appl for 1215 29th Avenue CUA \(Rec #2020-010729CUA\).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:** Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>  
**Sent:** Tuesday, April 20, 2021 4:55 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>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>  
**Subject:** 2020-010729CUA - 1215 29th Avenue

Dear President Koppel, Vice-President Moore, and Esteemed Commissioners,

We received the attached document from the project sponsor for Conditional Use Authorization Application No. 2020-010729CUA yesterday. The Department is currently reviewing the submittal and will be prepared to discuss it on Thursday.

Should you have any questions before then, please do not hesitate to contact me.

Yours sincerely,  
Vincent

**Vincent W. Page II, Planner**  
**Code Enforcement Team, Zoning and Compliance Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Direct: 628.652.7396 | [www.sfplanning.org](http://www.sfplanning.org)  
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request to discuss a project, and a meeting invitation will be shared.

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1215 29th Ave request - Timing of packet to public  
**Date:** Wednesday, April 21, 2021 8:16:31 AM

---

**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>  
**Sent:** Tuesday, April 20, 2021 4:38 PM  
**To:** Sue Hestor <hestor@earthlink.net>  
**Cc:** Sucre, Richard (CPC) <richard.sucre@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Re: 1215 29th Ave request - Timing of packet to public

Hi Sue,

Thank you for your message. I am not sure that I would be able to adequately answer your question. This is, admittedly, the first item brought by me to a Planning Commission hearing. I thank you in advance for your patience.

I'm copying the Commission Secretary here, who will kindly be able to answer your questions regarding the date and time upon which the Commission packet for this item was published.

Thank you,  
Vincent

**Vincent W. Page II, Planner  
Code Enforcement Team, Zoning and Compliance Division**

San Francisco Planning Department  
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San Francisco, CA 94103  
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convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Date:** Monday, April 19, 2021 at 6:34 PM

**To:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>

**Subject:** 1215 29th Ave request - Timing of packet to public

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

I draw your attention to the RULES which govern the Planning Commission and Department.

What you cite as *established Planning Department policy* is incorrect.

APPENDIX A of San Francisco Planning Commission Rules & Regulations provides -

A. Submittals

*These submittal rules and deadlines **shall be strictly enforced** and no exceptions shall be made without a vote of the Commission.*

B. Discretionary Review

I. Submittals:

a. *Submittals, including staff packets, are due to the Commission one week in advance of hearing*

C. Mandatory Discretionary Review

I. Submittals:

a. *Submittals, including staff packets, are due to the Commission one week in advance of hearing.*

D. Cases - Conditional Use, Office Allocation, Downtown Project; etc

I. Submittals:

- a. Staff packet *due to Commission one week in advance of hearing; **or***
- b. At the discretion of the Planning Director and Planning Commission Officers, *two weeks in advance of hearing.*

E. Policy or Major Project **Informational Presentations**

I. Submittals:

- a. Staff packet *due to Commission one week in advance of hearing*; or
- b. At the discretion of the Planning Director and Planning Commission Officers, two weeks in advance of hearing.

ONE WEEK IN ADVANCE OF HEARING means **THURSDAY before 5pm** close of Department office. When Planning Commission had live meetings, the packets (including plans) were hand-delivered to Commissioners at Thursday meeting 7 days/week before scheduled hearing.

The transmittal/provision of staff packet to Commission Thursday/7 days before hearing makes it a PUBLIC RECORD and therefore mandates provision to the general public on THURSDAY/7 days before hearing.

It also means POSTING THURSDAY/7 days before hearing ON PLANNING DEPARTMENT WEBSITE.

PLUS providing THURSDAY/7 days before hearing to the PUBLIC who had made a request for staff report/packet.

Sue Hestor

On 4/16/2021 10:47 AM, Page, Vincent (CPC) wrote:

Hi Sue,

You can find a link to the commission packet here: <https://avanan.url-protection.com/v1/url?o=https%3A//commissions.sfplanning.org/cpcpackets/2020-010729CUA.pdf&g=ZjUyMDY2NWExNmY4ZjFkMA==&h=Y2Y4Y2FhZTBmN2VjMWMwZThkOTUzN2ZjOWZlZjI2MWJmMjNlZTgyZjFiYmRmMzg4OGVjOGF1MzQyZDBhNzk4YQ==&p=YXAzOnNmZHQyOmF2YW5hbJpvOmU2MjcwNjYyMWE3NDQ1N2Q1NDY5OGU0YmI3M2lwZTlkOnYx>.

Thank you,  
Vincent

**Vincent W. Page II, Planner  
Code Enforcement Team, Zoning and Compliance Division**

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Direct: 628.652.7396 | <https://avanan.url-protection.com/v1/url?o=www.sfplanning.org&g=MWNiNTU2Y2Q2OWRjODRlNQ==&h=OTAwN2QzOTc2ZWU4YmFkYjZmODVkJmY3ZTU3MWJmMjZlZjI2MWJmMjNlZTgyZjFiYmRmMzg4OGVjOGF1MzQyZDBhNzk4YQ==&p=YXAzOnNmZHQyOmF2YW5hbJpvOmU2MjcwNjYyMWE3NDQ1N2Q1NDY5OGU0YmI3M2lwZTlkOnYx>  
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**From:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>

**Date:** Friday, April 2, 2021 at 12:35 PM

**To:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Subject:** Re: 1215 29th Ave request

Hi Sue,

As is established Planning Department policy, the case report will be made public on the Friday immediately prior to the hearing. The case report will be published on the Department's website on April 16.

If you wish to submit a letter in opposition or support, please do so by 5pm on April 13. The commission packet must be finalized by 5pm on April 14.

Thank you,  
Vincent

**Vincent W. Page II, Planner  
Code Enforcement Team, Zoning and Compliance Division**

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

Direct: 628.652.7396 | <https://avanan.url-protection.com/v1/url?o=www.sfplanning.org&q=ZjE0N2I4NzMwYWVIMTU2NA==&h=NDUzMjYyNzY1YWNIYzk5ZTdmZjc0YzY4ZTFINGQ3ODZkYTUyYjk0Y2M5NDYwODkyMzUxYjJjYjNmNDg4NmQyYw==&p=YXAzOnNmZHQyOmF2YW5hbGpvOmU2MjcwNjYyMWE3NDQ1N2Q1NDY5OGU0YmI3M2IwZTIkOnYxSan Francisco Property Information Map>

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Date:** Friday, April 2, 2021 at 10:14 AM

**To:** Page, Vincent (CPC) <[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)>

**Subject:** 1215 29th Ave request

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As soon as it is available, would you please send me the **case report for 1215 29th Ave** set for Plan Comm on 4/22. 2 unauthorized dwelling units currently occupied by tenants. **2020-010729CUA**. CUA addresses Board of Appeals' Notice of Decision and Order in Appeal No. 20- 027 (Planning Enforcement Case No. 2018-008429ENF).

Thank you.

Sue Hestor

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 353 Divisadero (record#2020-009148CUA)  
**Date:** Wednesday, April 21, 2021 8:15:38 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:** Patrick <pb2008sf@gmail.com>  
**Sent:** Tuesday, April 20, 2021 4:18 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** re: 353 Divisadero (record#2020-009148CUA)

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To whom it may concern,

I wanted to address my concerns with the opening of the newly proposed business that will be on 353 Divisadero at the corner of Divisadero and Oak. I am a resident of this neighborhood and feel my concerns are based on living in this neighborhood for many years.

My main concern is the location being proposed for the Cannabis retailer. First off, I would like to make it known that I am a lifelong supporter of the legalization of Cannabis. My main concern is the traffic it will bring to an area that is known to already have existing problems. When traveling eastbound on Oak towards Divisadero there is a heavy decline to which both cyclist and automobiles share the street. At the corner where the business is being operated is at the same location where both auto and bicycle merge when attempting to make a right turn onto Divisadero. This has created numerous accidents over the years. I myself have witnessed at least 6.

With the opening of a Cannabis club it will further complicate the situation as it will now contest the very same area as it no doubt will attract people to visit thus potentially causing more accidents. It's an incredibly bad location to place a Cannabis club for this reason alone.

In addition to the aforementioned problem, many businesses on the same street exist simply

because their customers have places to park. The opening of this Cannabis club will no doubt harm these businesses and potentially put close these already struggling businesses simply because their customers cannot find a place to park because the customers of the Cannabis club have taken all the parking spots. The pandemic has been rather harsh to many of these struggling businesses and I cannot find any good reason to make it more difficult for these small business owners by opening a business that will do harm to the existing owners.

Lastly, with so many other existing Cannabis clubs in the area I cannot see any good reason that supports the opening of this club at this location other than the potential positive financial impact for one business owner. It seems like for everyone else impacted there is no positive at all. The community around is already served by numerous locations a few blocks away on Haight Street as well as a fantastic location located just a few blocks North on Grove and Divisadero. This location has a large parking lot and provides a safe and secure location for its clients. The same will never be said of a Cannabis club located at the extremely busy and dangerous corner of Oak and Divisadero.

I hope that you take the concerns addressed seriously and consider them when looking at the proposed Oak and Divisadero project.

Thanks,

Patrick

**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 20, 2021 10:40:16 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:** Wilma Bolio <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, April 20, 2021 8:38 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.

Wilma Bolio

[wilmabolio1@gmail.com](mailto:wilmabolio1@gmail.com)

San Francisco, California 94102-3852



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Samonsky, Ella \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: To discuss the negative impact of a proposed 7-story development at 1458 San Bruno, neighboring the park & school 4/22 6pm  
**Date:** Tuesday, April 20, 2021 8:26:04 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:** angela mc <[vashcarroll@gmail.com](mailto:vashcarroll@gmail.com)>  
**Sent:** Tuesday, April 20, 2021 8:16 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** To discuss the negative impact of a proposed 7-story development at 1458 San Bruno, neighboring the park & school 4/22 6pm

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I am a garden member at Potrero del Sol and live just across the highway on Rhode Island, so I often walk through the neighborhood to the park/garden.

This large scale project is concerning because the land owner does not appear to have any consideration for the Needs of the area with his 7 story plan only focusing on what they can get out of the city and out of the land.

A high density 7 story building with no additional parking on a cul de sac road next to a park/public garden area is a recipe for dangerous disaster. I have seen the semi trucks delivering for the school and I cannot imagine the impact of 40+ more cars (a conservative estimate) trying to access this dead end street. Not to mention the long shadow cast over the park and garden by what would basically become the local skyscraper. Oh, but the apartments facing the highway on the top floors wouldn't need the traffic report any more, they could just look out the window. I also foresee the additional cars creating havoc for the people who work at the school, the hospital and live in the neighborhood regarding street parking (a separate issue from traffic safety). I would hope a traffic study would be completed before the project moved forward to see the impact of so many cars added to a dead end street.

I am not a NIMBY. A sensible option would be a 3 or 4 story building with built in parking and featuring apartments with 2 and 3 bedroom to accommodate families who would utilize the park and school instead of efficiency studios that take advantage of city money to become "high density". Ideally it would include retail /community space on the first floor Grandfathering in the church, dance studio practice space and others who use the current space (prior to covid) so they are not gentrified out of the area.

I hope the planning office can recognize that any 7 story building in this area would be a ridiculous outlier, basically it would become the new neighborhood sky scraper. Considering the amount of new traffic that would affect the school/park (the Ubers and Lyfts whizzing around a school to the dead end is a huge concern for me) and the shadow this 7 story building would cast over the park and garden (depending on the season) the only reasonable answer is to take the land owners 4 story plan and adjust it to be a boon to the neighborhood. Built as is, this behemoth can only become the bane of the neighborhood.

Concerned neighbor, gardener, park user,  
Angela McAllister

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Johnston, Timothy \(CPC\)](#)  
**Subject:** Ridge Trail RTC Errata  
**Date:** Monday, April 19, 2021 11:49:02 AM  
**Attachments:** [Ridge Trail RTC Final Errata 04.19.21.pdf](#)

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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:** "Johnston, Timothy (CPC)" <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Date:** Monday, April 19, 2021 at 11:10 AM  
**To:** "Lynch, Laura (CPC)" <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>, Chanbory Son <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>, CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Cc:** "Huggins, Monica (CPC)" <[monica.huggins@sfgov.org](mailto:monica.huggins@sfgov.org)>, Chris Kern <[chris.kern@sfgov.org](mailto:chris.kern@sfgov.org)>  
**Subject:** Re: Getting ready for my hearing on 4/29

Hi Laura & Chan,

Our errata memo is attached and now posted to our website:

<https://sfplanning.org/environmental-review-documents>

Please distribute to the planning commissioners today.

I will now focus on the executive summary and have that to you by Wednesday.

Thanks,

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Sent:** Friday, April 16, 2021 12:05 PM

**To:** Johnston, Timothy (CPC) <timothy.johnston@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Huggins, Monica (CPC) <monica.huggins@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>  
**Subject:** RE: Getting ready for my hearing on 4/29

Hi Tim,

For your packet you will also need to create an Executive Summary and attach your draft motion and MMRP. The template for the Executive Summary can be found on m:files under Active Templates and then select Commission Packets. Once you finish that, please PDF them all together and send to us by COB on Wednesday and we can upload it to the folder on the I:drive for you and make sure it is printed/mailed.

For your errata memo, I do not think there is a specific time for us to distribute. I would aim for by 4:00 so we can make sure it can be done by COB. Let us know on Monday if you have a more exact time.

Thank you,  
Laura

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**From:** Johnston, Timothy (CPC) <timothy.johnston@sfgov.org>  
**Sent:** Friday, April 16, 2021 10:42 AM  
**To:** Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Huggins, Monica (CPC) <monica.huggins@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>  
**Subject:** Re: Getting ready for my hearing on 4/29

Hi Laura,

Here are the drat certification motion and the MMRP, as you suggested.

Also, as a heads-up, on Monday, if not later today, we will be submitting an errata memo for distribution to the commissioners. We want them to have it by Monday so that they have it 10 days before the hearing, to meet that requirement of Ch. 31. I will work with Monica to get it posted to our website by Monday, as well.

Is there a certain time on Monday by when the commissioners would need to receive this errata memo? If there is a particular time-of-day deadline on Monday, we want to make sure we meet it.

Also, my calendar language has already been submitted and posted to the I: drive, thanks to Chan. Is there something more that needs to happen with it?

thanks again,

**Timothy Johnston, MP, Senior Environmental Planner**

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

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**From:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Sent:** Friday, April 16, 2021 9:02 AM  
**To:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>; Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** RE: Getting ready for my hearing on 4/29

Thanks Tim!

Sorry, yesterday got a little busy with Commission. I might suggest adding your MMRP to the packet for the 29<sup>th</sup> just so we can have that printed and mailed to the commissioners who receive hard copies. If you can please resend your PDF and add the MMRP, I think that would make sense. Also you should receive an email on Monday regarding your agenda language. Since you don't have VPN, please just email the language to us after you receive the initial email.

Let me know if you have any questions.

Thanks,  
Laura

---

**From:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Sent:** Thursday, April 15, 2021 12:05 PM  
**To:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Re: Getting ready for my hearing on 4/29

BTW, those commissioners who requested hard copies were only sent the RTC, not the MMRP nor the draft certification motion. Just to be clear.

thanks,

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Sent:** Thursday, April 15, 2021 11:41 AM  
**To:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Re: Getting ready for my hearing on 4/29

Hi Chan,

Attached are all 3 documents together in one PDF.

thanks,

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Sent:** Thursday, April 15, 2021 11:27 AM  
**To:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** RE: Getting ready for my hearing on 4/29

Sorry Tim. I don't have time to figure it out either. You could simply delete the page number for the time being.

**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:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Sent:** Thursday, April 15, 2021 11:06 AM  
**To:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Re: Getting ready for my hearing on 4/29

No problem, but any chance you can help me fix the page numbering in the draft motion before I convert it to PDF? I wasn't able to figure it out.

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
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**From:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Sent:** Thursday, April 15, 2021 11:02 AM  
**To:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** RE: Getting ready for my hearing on 4/29

Tim,  
Since you have a resolution, I would need everything combined into one pdf.

**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:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>

**Sent:** Thursday, April 15, 2021 10:59 AM

**To:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>

**Subject:** Re: Getting ready for my hearing on 4/29

Here is my nearly final draft Certification Montion. Although, I could use some help with fixing the page numbering.

Thanks,!

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>

**Sent:** Thursday, April 15, 2021 10:09 AM

**To:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>

**Subject:** Re: Getting ready for my hearing on 4/29

OK, my RTC document & MMRP have been posted to the web:

<https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=f0a74367ab627a27a9736c5784405af4fe5c75368116ecda9cce0feae442ec6e&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

<https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=a0e004d5de055845d9c6a4e0d26f96e0d2dff4300a07e3c7dec7e2a1b9cf1005&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Hardcopies have been mailed to those commissioners who've requested them.

I am waiting on comments from the CAO on my draft certification motion and am expecting their comments this morning. By when do you need the final draft certification motion?

Chan has already posted by calendar language to the I:drive (I don't have VPN access).

Anything else that you need from me or that I need to do today?

many thanks,



## Timothy Johnston, MP, Senior Environmental Planner

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Sent:** Thursday, April 1, 2021 12:37 PM  
**To:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Subject:** RE: Getting ready for my hearing on 4/29

Hi Tim,

I can help make sure that you provide the necessary info. Additionally, if things come up it is best to email the email ([CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)), that way one of us can be sure to respond.

There is nothing that you will need to take care of before your vacation, but here is what you can expect the week before your hearing.

1. Once you return the agenda language should be updated on the i:drive.
2. Starting the week of the 19<sup>th</sup> (usually on the Tuesday) you will receive an email requesting you to (1) review/edit your item language (2) dates by which you should provide a completed packet (yours will require a printed packet and due COB 4/21); (3) Starting in the afternoon on 4/23 add names of those needing an invite to the hearing (there will be a link to do this). You will receive emails up until Friday asking to review agenda language to make sure there are no edits. **Please note that these emails are sent to all staff and be on the lookout for an email from Chan or Josephine referencing the 4/29/2021 hearing.**
3. Starting on Monday 4/26 you will receive another email requesting information for project sponsor contacts and where to save any powerpoint presentations (in case your internet has issues, Commission Affairs staff will be able to jump in and share).

Please let me know if there is any other way that I can help.

Thanks for your kind words and have a great vacation,  
Laura

**Laura Lynch, Senior Planner**  
**Manager of Commission Affairs**  
San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7554 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>  
**Sent:** Thursday, April 1, 2021 12:03 PM  
**To:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Subject:** Re: Getting ready for my hearing on 4/29

Hi Laura,

Should you be my main contact for this hearing? I will be on vacation starting tomorrow, 4/2, returning on 4/12. But I will have access to emails and will be keeping tabs while I'm away.

I am working with ESA to get the RTC mailed out by 4/14 to those that need hardcopies. Once I get back on the 12th, I'll also be working on getting the RTC posted to the website. I'll also have a draft certification motion ready for distribution that week.

I reviewed the video of the Webex training for hearings, but will there be any additional prep in advance of the hearing on 4/29 that I can participate in? Anything else I need to know or provide?

Many thanks & congrats on your new role!

cheers,

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Sent:** Wednesday, March 31, 2021 4:26 PM  
**To:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>; Huggins, Monica (CPC) <[monica.huggins@sfgov.org](mailto:monica.huggins@sfgov.org)>  
**Subject:** RE: Getting ready for my hearing on 4/29

Hi Tim,

I think EP updated the EIR distribution list with the new mailing addresses for the commissioners who are requesting a hard copy of the RTC, [@Huggins, Monica \(CPC\) \(monica.huggins@sfgov.org\)](mailto:monica.huggins@sfgov.org) can you please send the new spreadsheet to Tim?

As long as you sent the hard copies directly to the commissioners that requested it in the distribution list, Commission Affairs does not need any additional hard copies, just a link to the RTC file when it is published.

Thank you and I hope you are doing well!

Laura

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**From:** Johnston, Timothy (CPC) <[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)>

**Sent:** Wednesday, March 31, 2021 11:41 AM

**To:** Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>

**Subject:** Getting ready for my hearing on 4/29

Hi Chan,

Can you share with me the distribution list for the Planning Commission? I understand that some commissioners still want to receive hardcopies. I presume that I should have our consultant mail their copy of the RTC directly to those commissioners. Is that correct? Or should I have hardcopies of the RTC sent to you at the Planning Dept. for distribution?

For this hearing, we'll have the RTC posted to our website by 4/14, and have hardcopies delivered that day, as well, directly to some commissioners and to you at planning.

Is all this correct? Anything else I should know or provide to you?

many thanks,

**Timothy Johnston, MP, Senior Environmental Planner**

Environmental Planning Division  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7569 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* APPLICATIONS FOR SAN FRANCISCO'S \$3 MILLION MUSIC AND ENTERTAINMENT VENUE FUND TO OPEN APRIL 21  
**Date:** Monday, April 19, 2021 11:38:22 AM  
**Attachments:** [04.19.21 Music and Entertainment Venue Recovery Fund.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Monday, April 19, 2021 at 11:02 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* APPLICATIONS FOR SAN FRANCISCO'S \$3 MILLION MUSIC AND ENTERTAINMENT VENUE FUND TO OPEN APRIL 21

**FOR IMMEDIATE RELEASE:**

Monday, April 19, 2021

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

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

**APPLICATIONS FOR SAN FRANCISCO'S \$3 MILLION MUSIC AND ENTERTAINMENT VENUE FUND TO OPEN APRIL 21**

*The Music and Entertainment Venue Recovery Fund will offer grants of at least \$10,000 to every eligible entertainment venue in San Francisco, which have been struggling to remain in business as a result of COVID-19*

**San Francisco, CA** — Mayor London N. Breed today announced the City's Music and Entertainment Venue Recovery Fund will begin accepting applications for grants on Wednesday, April 21, 2021. The fund was established to provide financial support to San Francisco-based live music and entertainment venues in order to prevent their permanent closure due to the pressures of the COVID-19 pandemic.

The Venue Fund advances the Economic Recovery Task Force's recommendations to support the arts, culture, hospitality, and entertainment sector. The fund is also aligned with San Francisco's other efforts to support entertainment venues, including Mayor Breed's \$2.5 million in fee and tax relief for entertainment venues and the proposals to support arts and culture in the Mayor's Small Business Recovery Act legislation.

"These music and entertainment venues are part of what makes San Francisco such a special place to live and visit," said Mayor Breed. "This past year has been devastating for the entertainment sector, and these local funds will help these businesses hang on until they can start operating again."

In March 2021, Mayor Breed and Supervisor Matt Haney agreed to allocate \$3 million to the fund as part of \$24.8 million for small business loans and grants in the current year surplus spending plan. The first round of grants will expend all \$3 million in equal amounts to every venue eligible to receive funding. Grants will be at least \$10,000 for each venue, although that amount will vary based on how many venues qualify for the program.

“Our independent music and nightlife venues have been hit hard over the last year, and desperately need the support that this fund will provide,” said Supervisor Matt Haney. “Nightlife and entertainment are cornerstones of our city’s economy and culture. As we reopen and recover, we need our city’s venues to not only survive, but to be even stronger.”

The fund is administered by San Francisco’s Office of Small Business, and was developed in consultation with stakeholders from the Office of Economic and Workforce Development, the Entertainment Commission, the Small Business Commission, the San Francisco Venue Coalition, and the Independent Venue Alliance.

The fund is also available to receive donations from the public. Any private donations received before the first round of grants is issued will be distributed as part of that round. If additional money is added to the fund by the City or through donations after the first round of grants is issued, that money will be awarded in subsequent rounds of grants. Members of the public interested in donating may find out more information at [sfosb.org/venuefund](https://sfosb.org/venuefund)

“San Francisco’s storied live music venues bring more than just economic activity to our City; they are the beating heart of our shared culture, diversity, and sense of identity,” said Ben Bleiman, President of the San Francisco Entertainment Commission. “But due to the pandemic, many of them are teetering on the edge of permanent closure. We applaud Mayor Breed, Supervisor Haney, and our San Francisco leaders for swift, decisive action to establish the Music & Entertainment Venue Fund. These grants will play a crucial role in saving our live music venues before it’s too late.”

“Live music venues have not been able to be open for even a single day, at any capacity, for over a year. They have been among the hardest hit businesses in San Francisco, and as a result are hanging on by a thread,” said Sharky Laguana, President of the San Francisco Small Business Commission. “Many have been forced to permanently close. Music is a central part of San Francisco’s identity and history, and speaking as a musician, I don’t want to even think about our City without our beloved venues. This aid will make a big difference, and help keep music alive in San Francisco. Thank you Mayor Breed and Supervisor Haney for creating the Music & Entertainment Venue Fund.”

Applications open on April 21 and the deadline is May 5, 2021. Venues eligible to receive funding must have held a Place of Entertainment permit from the Entertainment Commission prior to the start of the pandemic and must be able to demonstrate a track record of substantial live entertainment programming, among other eligibility criteria.

Venues interested in applying and members of the public interested in donating to the fund can learn more at [sfosb.org/venuefund](https://sfosb.org/venuefund)

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 311 Jersey St. Project/Record No.: 2020-009332PRJ  
**Date:** Monday, April 19, 2021 11:30:31 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:** E Pepin <[pepin4sf@gmail.com](mailto:pepin4sf@gmail.com)>  
**Sent:** Friday, April 16, 2021 4:31 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)>  
**Subject:** Re: 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.

Please include this letter as part of the Discretionary Review package submitted by Christine Bodureau.

Thank you again,  
Elizabeth Pepin

On Apr 3, 2021, at 11:25 AM, E Pepin <[pepin4sf@gmail.com](mailto:pepin4sf@gmail.com)> wrote:

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:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 311 Jersey St. Project/Record No.: 2020-009332PRJ  
**Date:** Monday, April 19, 2021 11:30:05 AM

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**Commission Affairs**

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

**From:** E Pepin <[pepin4sf@gmail.com](mailto:pepin4sf@gmail.com)>  
**Sent:** Friday, April 16, 2021 4:33 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)>  
**Subject:** Re: 311 Jersey St. Project/Record No.: 2020-009332PRJ

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Please include this letter as part of the Discretionary Review package submitted by Christine Bodureau.

Thank you again,  
Elizabeth Pepin

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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](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Informational Hearing on New Housing Element April 22nd  
**Date:** Monday, April 19, 2021 11:29:24 AM  
**Attachments:** [image002.png](#)

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### Commission Affairs

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

**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Friday, April 16, 2021 7:01 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** Haddadan, Kimia (CPC) <kimia.haddadan@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>  
**Subject:** Informational Hearing on New Housing Element April 22nd

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

Dear Commissioners:

This screenshot below is from the packet for next week on the Housing Element Informational hearing.

It is a great quote....*because it is a true quote*. True across all types of housing.

Housing has become a commodity.

Back on February 20, 2014 at the General Public Comment at the end of the calendar I spoke for the first time about the extreme Alterations that looked like Demolitions in Noe Valley.

They only increased in number since then.

I really did not know about the Demolition Calculations or even Planning Code Section 317 back then.

But as I said at the hearing back in February 2014 it seemed to me that these extreme Alterations were a part...a small piece of the puzzle...of the housing affordability crisis. But a part nevertheless. Smaller homes were being "demolished" for really big homes and increasing speculative fever.

In the past 7+ years I learned about the Demo Calcs.

And how they have been abused to avoid greater scrutiny by the Commission, the Staff and the public.

As you proceed with the Housing Element and digest all the issues and policies, please re-consider

something that you have in your power to do.

As I have said, the many, many Alteration projects in Noe Valley have, with a very few exceptions, been speculative projects....the price increases have been on average \$3.9 million with the flip.

Developers have used the loophole to produce homes that if they had come to the Commission on a consistent, continual basis as either DRs or CUs, would have raised concerns about the loss of sound housing.

Adjusting the Demo Calcs could shift the housing paradigm..preserve more housing and allow for reasonable, simple expansions, even densify with ADUs or second units in the garage space and most importantly reduce the speculation.

And I am not just talking about Noe Valley but all neighborhoods, including the one in the photo below.

Thank you.

Sincerely,

Georgia Schuttish



**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 19, 2021 11:29:11 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:** Maurice Colvin <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Saturday, April 17, 2021 9:03 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.

Maurice Colvin

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

San Francisco, California 94124

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Informational Hearing on Housing Element April 22nd, 2021  
**Date:** Monday, April 19, 2021 11:11:57 AM  
**Attachments:** [2014 Housing Element.pdf](#)

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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:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Sunday, April 18, 2021 1:46 PM  
**To:** Haddadan, Kimia (CPC) <[kimia.haddadan@sfgov.org](mailto:kimia.haddadan@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>; Feliciano, Josephine (CPC) <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>  
**Subject:** Informational Hearing on Housing Element April 22nd, 2021

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

Dear Ms. Haddadan:

Attached are four pages from the 2014 Housing Element.

I sincerely hope that Policy 2.1 and Policy 3.4 will be retained in the new version.

I included the Summary and the text of both Policy 2.1 and Policy 3.4 in the attached pdf.

Would it be possible to share your screen with the Summary page (#2) when I call in next week?

Thank you and take good care.

Sincerely,

Georgia Schuttish

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Campbell, Cathleen \(CPC\)](#); [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: #2020-009332PRJ (311 Jersey Street, 94114)  
**Date:** Monday, April 19, 2021 11:11:26 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:** John & Carol Broderick <cjbroderick4@yahoo.com>  
**Sent:** Sunday, April 18, 2021 3:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Re: #2020-009332PRJ (311 Jersey Street, 94114)

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## Re: #2020-009332PRJ (311 Jersey Street, 94114)

John and Carol Broderick 367 Jersey Street live on the same block of Jersey Street where the 311 Jersey project is located. We are adjacent to the 363 Jersey Street project that was recently completed. We opposed the roof deck that the 363 Jersey Street project proposed. At the DR for 363 Jersey the roof deck was removed by the planning department because it was out of character for the neighborhood, the existing building and created privacy issues for the neighbors on both sides of 363 Jersey. The proposed roof deck at the 311 Jersey project presents the same concerns.

We believe there is a prescient for not allowing roof decks in the 300 block of Jersey because of the following as well as the DR for 363 Jersey that removed the roof deck for the 363 Jersey project.

- This renovation is out of character with the immediate homes. In the late 1800's, similar neighboring homes were built at (307, 309, 311, 327 363 and 367) Jersey Street). During the past 130 years all have had some renovations but still maintained their Victorian character and scale.
- The 311 Jersey proposed remodel makes no effort to keep or improve the neighborhood character and several Residential Design Guidelines regarding neighborhood character, scale and form, and architectural features have not been adhered to with this design.

Thank you for considering our concerns.

Sincerely,

John and Carol Broderick

367 Jersey Street



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Black SF Resident supports new homes at 1900 Diamond Street  
**Date:** Monday, April 19, 2021 9:15:53 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** BRADLEY OWENS <info@email.actionnetwork.org>  
**Reply-To:** "bradleylowens@gmail.com" <bradleylowens@gmail.com>  
**Date:** Monday, April 19, 2021 at 9:15 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Black SF Resident supports 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.

BRADLEY OWENS

bradleyowens@gmail.com

2114 Bryant Street

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for April 22, 2021  
**Date:** Friday, April 16, 2021 3:59:36 PM  
**Attachments:** [20210422\\_cal.docx](#)  
[20210422\\_cal.pdf](#)  
[Advance Calendar - 20210422.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for April 22, 2021.

Enjoy the weekend,

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE RETURN OF MUNI K INGLESIDE TRAIN SERVICE STARTING ON MAY 15  
**Date:** Friday, April 16, 2021 11:29:35 AM  
**Attachments:** [04.16.21 Muni Service.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Friday, April 16, 2021 at 11:01 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE RETURN OF MUNI K INGLESIDE TRAIN SERVICE STARTING ON MAY 15

**FOR IMMEDIATE RELEASE:**  
Friday, April 16, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE RETURN OF MUNI K INGLESIDE TRAIN SERVICE STARTING ON MAY 15**

*Service for the K Ingleside line will benefit from infrastructure and maintenance upgrades made during the subway shutdown that resulted from the pandemic, including Wi-Fi availability in tunnels, and quicker, smoother trips due to work done on overhead lines and rails*

**San Francisco, CA** — Mayor London N. Breed and District 7 Supervisor Myrna Melgar today announced that Muni K Ingleside trains will return to the westside starting on May 15, 2021. The return of these trains is happening earlier than anticipated as the San Francisco Municipal Transportation Agency (SFMTA) brings back Muni service for riders to support the City's economic recovery. The K Ingleside will join the previously announced N Judah as part of Muni's commitment to reopen the subway and maximize transit access citywide.

“The return of the K is an important step forward in bringing back the type of Muni service that San Francisco needs as we emerge from this pandemic,” said Mayor Breed. “This last year forced us to change so much about how our city operates, and one of the hardest parts was the impact it had on our public transit. But while trains and buses weren't able to run at normal levels, the SFMTA used that time to make important upgrades and repairs to our infrastructure and prepare for the future. Now I'm excited to see more and more people riding

Muni to get around San Francisco.”

“We are ecstatic to see the K light rail service coming back in May. We are reopening, our folks are getting vaccinated, our merchants are seeing an uptick in foot traffic and connecting businesses to their customers is critical to economic recovery and vitality,” said Supervisor Melgar. “The K light rail is crucial for District 7—not just our businesses but also our institutions, such as our SFUSD schools and City College. We need reliable and accessible transit service and to ensure our recovery and success after a year of COVID. I look forward to continued advocacy for my district.”

The K Ingleside will run through a much more reliable subway system. Muni staff used this rare, extended subway shutdown as an opportunity to accelerate other upgrades and necessary maintenance work. During normal service, subway maintenance crews can only work within the few hours a day when trains are not running.

Key improvements for Muni Metro riders include:

- Wi-Fi availability thanks to routers installed in stations and cellular antennas installed in the tunnels.
- Installation of new wayfinding and directional signs at Castro and Church stations.
- Quicker and smoother trips as a result of overhead line enhancements and rail grinding.
- Public art at the entrance and exit at Castro and West Portal stations.

“Our ability to make this announcement of additional Muni service is a true testament to the collaboration between Muni staff, our labor unions and community partners,” said Julie Kirschbaum, SFMTA Director of Transit. “We know that key transit connections are critical to the city’s economic recovery, and we’re thrilled to re-open the subway and ramp up service.”

The return of K Ingleside rail service is one part of a larger roll out of Muni rail updates happening on May 15, 2021 including:

### **K Ingleside/T Third**

K Ingleside and the T Third will once again be “interlined.” This means that the two routes will operate as one route, from Balboa Park to Sunnydale, providing subway service at all stations from Embarcadero to West Portal.

### **N Judah**

The N Judah will return for rail service on May 15 as well. Riders will have more room and fewer pass ups as the two-car train increases the N Judah’s capacity.

### **J Church, L Taraval and M Ocean View**

These lines will all continue to operate as they currently do, though the increased capacity on the K/T trains will soon provide even better connections for those traveling downtown or to the western neighborhoods.

The J Church will keep surface-only trains from Market Street to Balboa Park, the L Taraval will operate with buses from the Zoo to Downtown, and the M Ocean View will operate with a bus from Balboa Park to West Portal Station.

To help stop the spread of COVID-19, face masks are required by federal law in Muni

stations, when purchasing a ticket and while waiting for, boarding, riding or exiting transit. For more information on upcoming Muni service, visit [sfmta.com](https://www.sfmta.com).

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: : 1567 California 2018-011249CUA-02 Item #13 April 15, 2021 Commission Agenda  
**Date:** Friday, April 16, 2021 9:23:00 AM  
**Attachments:** [1567 CUA 4-15-21.pdf](#)  
[RE 1567 California @ Polk -- Planning Commission 4-15-21 2018-01249CUA-02 THREE QUESTIONS PLEASE.msg](#)  
**Importance:** High

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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:** Kathleen Courtney <kcourtney@rhcasf.com>  
**Sent:** Thursday, April 15, 2021 1:08 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Commissioner Theresa Imperial <TheresalImperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Robyn Tucker PANA <venturesv@aol.com>; Jamie Cherry RHCA <jcherry@rhcasf.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Jerry Dratler <dratlerj@gmail.com>; Marlayne Morgan <Marlayne16@gmail.com>; chris.schulman <chris.schulman@gmail.com>; Tes Welborn <tesw@aol.com>; Matthew Mansfield <mmansfield1@me.com>; Director Rich Hillis <richhillissf@yahoo.com>  
**Subject:** : 1567 California 2018-011249CUA-02 Item #13 April 15, 2021 Commission Agenda  
**Importance:** High

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

Commissioners – Attached and pasted below is the RHCA statement. Also attached is the Planner's response about the error on the Height and Bulk Map.

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## Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

April 15, 2021

President Joel Koppel and Members of the San Francisco Planning Commission

Re: 1567 California **2018-011249CUA-02** Item #13 April 15, 2021 Commission Agenda

Dear Commissioner Koppel and Members of the Planning Commission:

“On February 13, 2020 the Planning Commission granted a request for Conditional Use Authorization, as well as four waivers and an incentive pursuant to the Individually-Requested State Density Bonus Program to approve the proposed project at 1567 California Street.”

This decision was based on incorrect information.

“On or around February 24, 2021, the Planning Department identified an error in the City’s Height and Bulk Map, incorrectly identifying approximately 22 parcels, including the Project Site, as having a height limit of 80 feet in the 80-A Height and Bulk District. The correct height limit for these 22 parcels, including the Project Site, is 65 feet, located within the 65-A Height and Bulk District.”

The Conditional Use before you is to rectify this error by granting a Height Waiver for the Project approval.

Circumstances have changed. It is important to note that the Height Waiver is a Discretionary Waiver. There is no obligation under the Inclusionary Housing Mandate or State Density Program to approve a Height Waiver.

In consideration of the benefit the Planning Commission is being asked to confirm, the Community is entitled to request considerations for the development of the 8 story, 100 unit project, namely:

1. All of the required affordable housing units (approximately 20) be on-site. Currently the Project Sponsor has suggested 9 on site affordable units with the balance being via fees.
2. All of the units be rent controlled. The Project Sponsor would be able to set initial rents at market, but the units would be rent controlled by contract in perpetuity.

The Russian Hill Community Association respectfully requests that these two considerations be added as conditions if the Commission grants the waiver. If, necessary, the RHCA requests that the item be continued until further information can be gathered by the Planning Department and Project Sponsor as to the feasibility of the above proposals. . It is worth noting that the proposed project will displace the long time non-Profit Out of the Closet which funded numerous AIDS related projects.

In addition, we call to the Commission’s attention the Planner’s response to our questions about the Height and Bulk Map error, which is attached, the process by which the error was perpetuated and the status of the other 22 properties affected. We ask the Commission to request that the Planning Director investigate the extent of the errors in the City’s Height and Bulk Map and provide an update as to the number of projects affected by this error since it happened 20-30 years ago.

Lastly, the RHCA traditionally defers to our sister associations regarding projects within their boundaries. However the approval of an 8 story, 88 feet with parapet, building in an area where the existing building heights are significantly lower is an acceptance the RHCA would have questioned. We note that the Middle Polka Neighborhood Association and the Lower Polk Neighbors are either defunct or have transitioned leadership since this project last came before them, and, more importantly that no more recent community presentations have been provided since the material



error was noticed.

Again, the RHCA respectfully requests that the two considerations noted be added as conditions if the Commission grants the Discretionary Height waiver request.

*Kathleen Courtney*

Chair, Housing and Zoning Committee

[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com)

cc: Robyn Tucker, PANA; Jamie Cherry, RHCA, Marlayne Morgan, VNCNC; Ozzie Rohm, Jerry Dratler, SFLUC; Chris Schulman, LP-CBD; Andrew Dunbar, LPN; Jonas Ionin, Commission Secretary.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR Support Letter re: 311 Jersey Street - 2020-009332DRP  
**Date:** Friday, April 16, 2021 9:02:09 AM  
**Attachments:** [image.png](#)

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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:** Trishan Arul <[trishan.arul@gmail.com](mailto:trishan.arul@gmail.com)>  
**Sent:** Friday, April 16, 2021 8:00 AM  
**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)>; Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Carrie Arul <[carrief@gmail.com](mailto:carrief@gmail.com)>  
**Subject:** DR Support Letter re: 311 Jersey Street - 2020-009332DRP

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

To the Planning Commission:

We own the house at 309 Jersey Street, next door to the subject property, and Trishan has lived there for nearly 20 years. This letter is in support of the above referenced discretionary review application by Christine Boudreau, our neighbor on the other side of the subject property.

For context, the 300 block of Jersey Street is a block with many long time residents who know each other well. Pre-COVID, we hosted an annual neighbor holiday gathering in our home. Our neighbor across the street has hosted larger outdoor block parties. We have also shared emergency preparedness information (Trishan is a trained NERT volunteer) with our local neighbors. In short, this particular block has friendly residents living together without a history of disputes (serious or frivolous) for decades. Our house is the 2nd of 4 nearly identical adjacent Victorian cottage style homes built in the 1890's. Our neighbor at 307 Jersey renovated his home to add a second story in the 1970's or 80's, we renovated ours to do the same in 2011, so we fully expected at some point that the other two homes may add a second story. From the outset, our renovation plans

maintained the visual character and minimized the impact on our neighbors. Specific examples include building the gable roof peak at the same height and matching second story rear setback of 307 Jersey. While those decisions reduced our interior space, we made those trade-offs to preserve the style and be harmonious with the adjacent properties and neighbors. As a result, not a single neighbor expressed concern or objected to our renovation plans at any point in the process.

With that background, we'd like to address the current renovation plans for 311 Jersey Street. When the initial plans were sent out for neighborhood review, all of the adjacent and nearby neighbors had concerns about the scale/height of the second story and the aesthetics of the flat roof & roof deck over part of the house. These elements of the design deviated from the visual character of all the neighboring houses which, as we understand, is the primary goal of the Residential Design Guidelines. In addition, this design creates light and privacy issues for all three adjacent properties. The minor modifications made prior to design submission to the Planning Department did not address any of those concerns. Accordingly, many neighbors raised the same objections with the Planning Department. During the Department's review, the staff required the owners to make more extensive modifications to the design. Those modifications were a significant improvement and very much welcomed. However, while addressing many of the concerns, the modifications did not fully resolve the roof deck issues.

The addition of a flat roof & deck will make the front of the house look like a cruise ship with an upper party deck instead of a Victorian style home. Despite the architecture drawings, this will be visible from almost every vantage point. Measuring pedestrian sight lines from immediately in front of the peak roof is very misleading even if it is standard architecture/planning practice. Similarly, looking at an elevation line drawing does not properly convey what a building will look like in three dimensions. Anyone standing a foot on either side of the center-line, and certainly anyone walking down either side of the street, will clearly see the flat roof deck. No other home on this block has a roof deck and the most recent attempt to build one at 363 Jersey was halted through a Discretionary Review in 2017. In fact, we're not aware of any home in Noe Valley with a roof deck plainly visible from the street. It is clearly out of character with the neighborhood. In addition to the appearance, we are concerned about the noise. A deck on the roof with no permanent barriers in any direction will allow sound to carry to neighboring properties and on to the street in front. This would deprive neighbors of the quiet enjoyment of their own outdoor spaces. Finally, we have specific privacy concerns that the roof deck overlooks skylights into both our upstairs bathrooms. Those rooms are on the side of the house and the skylights are the only source of natural sunlight.

The current plans incorporating the changes required by the Planning Department, include a second story deck near the rear of the home. This deck is consistent with second story rear decks of other homes on the block, including our own. Such a second story deck does not reduce the mid block open space and offers some noise buffering by the walls of the house & adjacent houses. This 2nd story deck is an ideal solution to obtain additional outdoor space with minimal privacy and noise issues. As with all the other homes, 311 Jersey also has a flat backyard, which combined with the proposed second story deck would provide ample outdoor space for a single family home. An intrusive roof deck in addition to these other two outdoor spaces is simply unwarranted given the street level appearance and noise issues which it would create.

We request that the Planning Commission require the project sponsors to eliminate the roof deck and carry the gable roof over the entire second story addition. This would preserve the visual character of the neighborhood, address neighbor's privacy and noise concerns, and be consistent with all of the adjacent homes.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Trishan & Carrie Arul". The signature is written in a light grey or blue ink.

Trishan & Carrie Arul  
309 Jersey Street  
415-824-0420  
[home@arul.ca](mailto:home@arul.ca)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Lynch, Laura \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Board Report  
**Date:** Thursday, April 15, 2021 2:01:00 PM  
**Attachments:** [2021\\_04\\_15.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:** Starr, Aaron (CPC) <aaron.starr@sfgov.org>  
**Sent:** Thursday, April 15, 2021 1:51 PM  
**To:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Subject:** Board Report

Attached, please find today's Board Report.

Aaron Starr, Manager of Legislative Affairs

#### Legislative Affairs

San Francisco Planning

**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:**

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

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

[San Francisco Property Information Map](#)

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO EXPANDS NETWORK OF NEIGHBORHOOD COVID-19 VACCINE SITES AS PART OF EQUITY STRATEGY  
**Date:** Thursday, April 15, 2021 12:58:41 PM  
**Attachments:** [04.15.21 COVID-19 Vaccine Site Mission.pdf](#)

---

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Thursday, April 15, 2021 at 12:34 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO EXPANDS NETWORK OF NEIGHBORHOOD COVID-19 VACCINE SITES AS PART OF EQUITY STRATEGY

**FOR IMMEDIATE RELEASE:**  
Thursday, April 15, 2021  
Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**SAN FRANCISCO EXPANDS NETWORK OF  
NEIGHBORHOOD  
COVID-19 VACCINE SITES AS PART OF EQUITY STRATEGY**

*This week's expansion in eligibility to people 16 and older coincides with the opening of the second neighborhood vaccine site in the Mission District in partnership with the Latino Task Force as part of an equity strategy to ensure low-barrier access to vaccines for communities hardest hit by COVID-19*

**San Francisco, CA** — Mayor London N. Breed and City officials today announced San Francisco's fourth neighborhood COVID-19 vaccine site. Located at the Local 261 Union building at 3271 18th Street in the Mission District and operated in partnership with the Latino Task Force, the new Mission site is one of three neighborhood sites opening in the next three weeks as the City augments 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, comfortable and low-barrier for as many people as possible, particularly in those neighborhoods disproportionately affected by the COVID-19 pandemic. In addition to this new site, on April 19, the City will significantly augment operations from one to three days a week with an expanded footprint at a site in Visitacion Valley/Sunnydale at 1099 Sunnydale Avenue, which had been previously run by Bayview Child Health. On April 28, the City will open another neighborhood vaccine access site in the OMI neighborhood at 50 Broad Street.

These neighborhoods are home to many Latino, Black, Asian and Pacific Islander residents and essential workers, who have been hardest hit since the onset of the pandemic.

“The Latino community in San Francisco has been hit hard by COVID-19, and throughout the pandemic we’ve focused on providing this community with the resources they need to stay safe and healthy. We’re continuing that same focus on equity with vaccines and are working with community organizations to locate vaccine sites in neighborhoods that have carried the burden of this pandemic,” said Mayor Breed. “Getting people vaccinated quickly, along with all the other steps we’ve been doing for more than a year now like mask wearing and social distancing, will help us keep each other safe and end this pandemic. This site makes it even easier for people to get vaccinated, right in their own neighborhood.”

The new Mission vaccine site at 18th Street and Shotwell follows the successful launch of the City’s first neighborhood site at 24th and Capp. The site at 24th and Capp was created in February in partnership with UCSF and the Latino Task Force and has vaccinated over 10,000 predominately Latino and Mission residents since opening. The new site is planned to be open Thursdays through Saturdays from 11:00am to 6:00pm. The site will serve people 16 and older who live in priority zip codes and will have an initial capacity of 200 doses per day.

Given that supply of the vaccine remains extremely limited, the 18th and Shotwell site is by appointment only with limited drop-in availability. Members of the public can sign up for an appointment in person at the 18th and Shotwell site as well as the Mission testing site at 24th and Mission, Wednesday – Sunday, 9am-2pm; at Unidos en Salud at 24th and Capp, Sunday-Wednesday, 9am-2pm; and at the Mission Hub at 701 Alabama Street on Mondays, Wednesdays, Thursdays and Fridays from 10:00am to 3:00pm. Residents and workers of the priority zip codes 94124, 94134, 94112, 94110, 94107, 94102, 94103, and 94130 can also email [LatinoTaskForceSF@gmail.com](mailto:LatinoTaskForceSF@gmail.com) with any questions.

The 18th and Shotwell site is located within walking distance from the 16th Street BART station and Muni bus lines, to ensure 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).

“Bringing vaccines directly to the most vulnerable communities is exactly how we will protect our constituents at the pace we need,” said Supervisor Hillary Ronen. “The Latinx community in the Mission has been hardest hit in the city, and making it easy and convenient to get vaccinated will make all the difference in keeping the Mission healthy and getting San Francisco back on its feet as soon as possible.”

Neighborhood vaccine access sites established with community partners, such as this new Mission site and the future ones in Visitacion Valley and Lakeview/OMI, 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 18th and Shotwell 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 (24th and Capp), Bayview (1800 Oakdale), and the Excelsior (20 Norton Street).

Additionally, the City has expanded 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 vaccinated 300 residents at Treasure Island and at Ping Yuen, Chinatown's largest senior living facility.

“As eligibility expands citywide, we remain focused on ensuring equitable access to vaccine for those neighborhoods, like the Mission, that have been most impacted by this pandemic,” said Dr. Grant Colfax. “Thanks to our close partnership with the Latino Task Force, we’ve seen how a neighborhood vaccine site can be successful in drawing members of our community who may not normally feel comfortable going to a traditional healthcare setting to get the vaccine. The supportive and caring atmosphere fostered by our partners goes a long way towards helping people overcome their fears and propels us towards our goal of getting as many vaccines in arms as quickly as possible.”

Across these efforts, San Francisco is averaging over 11,000 doses a day, and 60% percent of San Franciscans 16 and older have received at least one dose. Thirty-eight 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 nearly 70% percent have been fully vaccinated.

While more than 53% of the Mission neighborhood's entire 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 2.3 times higher in the Latino population compared to the general SF population. However, the number of new cases 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. However, the City's hospital census remains low at just 22 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 25% 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.

Insufficient vaccine supply remains the single biggest factor limiting the City's vaccination effort. 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 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, with the exception of people 16 and 17 years old, for whom Pfizer is currently the only approved vaccine.

“Community led emergency response builds trust, saves lives and ultimately makes San Francisco a much more resilient city. Partners like the Latino Task Force have been instrumental in delivering life saving care and resources to our diverse communities during



this global pandemic,” said Mary Ellen Carroll, Executive Director, San Francisco Department of Emergency Management. “As a City we must continue to empower, support and invest in these partnerships as we seek an end to this pandemic and prepare for future emergencies.”

“San Francisco’s success in creating equitable access to vaccinations has been made possible by the exceptional community partnerships that put our most vulnerable residents first,” said Joaquín Torres, Assessor-Recorder. “The launch of this site is another example that when community leads and the City responds, we can do right by community, provide relief where it’s needed, and push our City towards the healthy and safe recovery that all of us want to see.”

“It has been an honor for the Latino Task Force to partner with the City of San Francisco and also our partners at UCSF. We have had the support of Mayor London Breed since the very beginning of this pandemic. Now, our focus is to offer with dignity and compassion low barrier, easy access to the vaccine for Latinos, BIPOC, elders and young people 16 and older in the Southeast neighborhoods of San Francisco,” stated the Latino Task Force.

### **Neighborhood Site Information and Appointments**

- **Excelsior** – Excelsior residents 18 and over can get vaccinated at the new Excelsior neighborhood vaccine site, located at 20 Norton Street. Operating hours are Wednesday through Saturday, from 9:30am-3:30pm on Wednesdays, Thursdays, and Saturdays and 12 pm-6pm on Fridays. The site has an initial capacity of 150 doses per day. Given that supply of the vaccine remains extremely limited, the Excelsior site is by appointment 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.
- **Bayview** – Bayview residents 18 and over can get vaccinated at the Southeast Community Center neighborhood vaccine site (corner of 1800 Oakdale and Phelps, entrance on Phelps) in the Bayview. Hours are 9:30-3:30 Friday, Saturday and Monday. Capacity: 400 doses per day. The Bayview neighborhood vaccine site is by appointment with limited drop-in availability. Bayview residents and workers can call the Rafiki Coalition for an appointment at 415-654-0491 or visit <https://rafikicoalition.org/wellness/>.
- **Mission (24<sup>th</sup> and Capp)** – Anyone 16 and over who lives in priority zip codes: Bayview (94124), Visitacion Valley (94134), Excelsior/Outer Mission (94112), Mission/Bernal (94110), Potrero/Dogpatch (94107), Tenderloin (94102), SOMA/Civic Center (94103), and Treasure Island (94130). Hours are Sunday-Wednesday, 9am-4pm. Capacity: 500 doses a day. Contact Unidos en Salud for an appointment at 1-844-965-0987 or visit their website at [Bridge Rapid COVID-19 Testing Campaign — United In Health](#)
- **Mission (3271 18th Street)** – Anyone 16 and over who lives in priority zip codes: Bayview (94124), Visitacion Valley (94134), Excelsior/Outer Mission (94112), Mission/Bernal (94110), Potrero/Dogpatch (94107), Tenderloin (94102), SOMA/Civic Center (94103), and Treasure Island (94130). Appointments by walk-up only. Sign-ups on site or at Mission testing site at 24th and Mission, Wednesday – Sunday, 9am-2pm and at Unidos en Salud at 24th and Capp, Sunday-Wednesday, 9am-2pm and at the Mission Hub at 701 Alabama Street on Mondays, Wednesdays, Thursdays and Fridays from 10:00am to 3:00pm. Email [LatinoTaskForceSF@gmail.com](mailto:LatinoTaskForceSF@gmail.com) with questions.

- **Sunnydale/Visitacion Valley (1099 Sunnydale Avenue)** – Launching April 19th. Sunnydale/Visitacion Valley residents 18 and over can get a vaccine by appointment or by drop-in at 9:30am-3:30pm, Monday-Wednesday. This site will be operated in collaboration with [FacesSF](#) and Visit Healthcare. Contact FacesSF at 415 239-8705. Email [kwu@facessf.org](mailto:kwu@facessf.org) with questions.
- **Lakeview/OMI (50 Broad Street)** – Launching April 28 for Lakeview/OMI residents 18 and over on Wednesdays, 10am-6pm; Fridays, 9am-4pm; and Saturdays, 9am-1pm. This site will be by appointment and drop-in and be operated in collaboration with the Southwest Community Corporation/I.T. Bookman Community Center and Visit Healthcare. Contact the OMI COVID-19 Hotline for an appointment at 415 712-0313. Email [Covid19@itbookmancenter.org](mailto:Covid19@itbookmancenter.org) with questions.

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).

In order to assist individuals who are 65 and older and those with disabilities who are unable to easily access the internet or schedule an appointment through their provider, the City has set up a call center to learn about vaccine options and receive assistance in booking an appointment to some locations. The number is (628) 652-2700. Phones are answered 8:30am - 5:00pm Monday through Friday. Callers can leave a message on weekends.

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