

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 12:11:04 PM

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

From: Lia Wong <info@sg.actionnetwork.org>
Reply-To: "sohappy1212@gmail.com" <sohappy1212@gmail.com>
Date: Thursday, May 6, 2021 at 12:10 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600’ radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley’s protection against a highly contested use. A second cannabis dispensary on the same block (less than 200’ away) as an existing cannabis dispensary is in direct contradiction to the City’s

crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Lia Wong
sohappy1212@gmail.com
23 Arleta Ave
San Francisco, California 94134

|

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 12:10:25 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Vicky R <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 12:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Vicky R

acctfive5@gmail.com

Raymond Ave.

San Francisco, California 94134

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 12:08:41 PM

Jonas P Ionin
Director of Commission Affairs

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

From: Vicky R <info@sg.actionnetwork.org>
Reply-To: "acctfive5@gmail.com" <acctfive5@gmail.com>
Date: Thursday, May 6, 2021 at 12:03 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Vicky R
acctfive5@gmail.com
Raymond Ave.
San Francisco, California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 12:00:19 PM

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

From: Celina Tan <info@sg.actionnetwork.org>
Reply-To: "ping112@hotmail.com" <ping112@hotmail.com>
Date: Thursday, May 6, 2021 at 11:41 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Jonas Ionin,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Celina Tan
ping112@hotmail.com
Visitacion Ave and Rutland st
San Francisco , California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 11:38:38 AM

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
[San Francisco Property Information Map](#)

From: Sun Kong <info@sg.actionnetwork.org>
Reply-To: "sunkong51@yahoo.com" <sunkong51@yahoo.com>
Date: Thursday, May 6, 2021 at 11:05 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Jonas Ionin,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sun Kong
sunkong51@yahoo.com
345 Wilde ave
San francisco, California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Li, Michael \(CPC\)](#)
Subject: FW: 1525 Pine Street - Letters of Opposition
Date: Thursday, May 06, 2021 11:37:42 AM
Attachments: [1525 Pine Street - Opposition.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
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From: "Li, Michael (CPC)" <michael.j.li@sfgov.org>
Date: Thursday, May 6, 2021 at 11:36 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>
Subject: 1525 Pine Street - Letters of Opposition

Jonas,

Since yesterday, Claudine and I have received some letters of opposition to this project. Some were sent to all of the Commissioners, and some weren't. I've bundled them in the attached PDF.

Michael Li, Senior Environmental Planner
Environmental Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7538 | 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: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 11:52:29 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Celina Tan <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 11:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

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Celina Tan

ping112@hotmail.com

Visitacion Ave and Rutland st

San Francisco , California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 11:52:16 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Sun Kong <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 11:06 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sun Kong

sunkong51@yahoo.com

345 Wilde ave

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 11:09:52 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Sun Kong <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 11:06 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sun Kong

sunkong51@yahoo.com

345 Wilde ave

San Francisco, California 94134

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1525 Pine Street-May 6, 2021 P.C. Hearing (2015-009955ENV)
Date: Thursday, May 06, 2021 10:27:47 AM
Attachments: [1525 Pine Response to CEQA Appeal \(Case No. 2015-009955ENV\).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
[San Francisco Property Information Map](#)

From: Peter Ziblatt <peter@pelosilawgroup.com>

Date: Thursday, May 6, 2021 at 10:25 AM

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

Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Li, Michael (CPC)" <michael.j.li@sfgov.org>, Alexis Pelosi <alexis@pelosilawgroup.com>

Subject: 1525 Pine Street-May 6, 2021 P.C. Hearing (2015-009955ENV)

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

Commissioners-

Please see the attached response letter to the appeal of the MND for 1525 Pine Street (Regular Item No. 7) to be heard later today at the Planning Commission hearing.

Please let us know if you have any questions.

Peter F. Ziblatt

Of Counsel
(415) 273-9670 ex. 2 (o)
(415) 465-9196 (c)
peter@pelosilawgroup.com
www.pelosilawgroup.com

****We have moved.** Our new address is 244 Kearny Street, 9th Floor San Francisco, CA 94108



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From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 10:16:00 AM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[OPPOSING A CANNABIS RETAIL STOREFRONT AT 5 LELAND AVENUE AND 2400 BAYSHORE BLVD. THANK YOU!.msg](#)

Commission Affairs

San Francisco Planning
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From: Jenny Huang <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 9:58 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jenny Huang

huangjenny238@gmail.com

Campbell Ave

San Francisco , California 94134

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 9:58:28 AM

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
[San Francisco Property Information Map](#)

From: Jenny Huang <info@sg.actionnetwork.org>
Reply-To: "huangjenny238@gmail.com" <huangjenny238@gmail.com>
Date: Thursday, May 6, 2021 at 9:57 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Jonas Ionin,

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Jenny Huang
huangjenny238@gmail.com
Campbell Ave
San Francisco , California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 9:53:59 AM

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
[San Francisco Property Information Map](#)

From: Ruifang Ruan <info@sg.actionnetwork.org>
Reply-To: "ruifang6365@gmail.com" <ruifang6365@gmail.com>
Date: Thursday, May 6, 2021 at 9:51 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600’ radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley’s protection against a highly contested use. A second cannabis dispensary on the same block (less than 200’ away) as an existing cannabis dispensary is in direct contradiction to the City’s

crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Ruifang Ruan

ruifang6365@gmail.com

Rey St

San Francisco , California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Sanders, Deborah \(CPC\)](#)
Subject: FW: Planning COmm Memo --final draft--
Date: Thursday, May 06, 2021 9:43:48 AM
Attachments: [Equity Council PC Memo.pdf](#)

See below:

Jonas P Ionin
Director of Commission Affairs

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

From: "Sanders, Deborah (CPC)" <deborah.sanders@sfgov.org>
Date: Thursday, May 6, 2021 at 9:40 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: Planning COmm Memo --final draft--

Good Morning Jonas, per Chan's advice can you possibly email this corrected version of the Equity Council memo to the Commissioners? The one included in their packets had some typos in it.

Thank you!

From: Son, Chanbory (CPC) <chanbory.son@sfgov.org>
Sent: Wednesday, May 5, 2021 5:35 PM
To: Sanders, Deborah (CPC) <deborah.sanders@sfgov.org>
Subject: RE: Planning COmm Memo --final draft--

No we can't. You could email to Jonas asking him to email the corrected version to the commissioners. Then it will be part of our correspondence when we post it on our website.

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
[San Francisco Property Information Map](#)

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From: Sanders, Deborah (CPC) <deborah.sanders@sfgov.org>
Sent: Wednesday, May 05, 2021 4:57 PM
To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>

Subject: RE: Planning COmm Memo --final draft--

Hi Chan,

I know it's late but I found a typo on the memo I sent to you last week. Can we possibly replace it with this corrected version at this stage?

From: Sanders, Deborah (CPC)
Sent: Friday, April 30, 2021 12:28 PM
To: Bennett, Tameeka (CPC) <tameeka.bennett@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Son, Chanbory (CPC) <Chanbory.Son@sfgov.org>; SooHoo, Candace (CPC) <candace.sooahoo@sfgov.org>
Cc: Chion, Miriam (CPC) <miriam.chion@sfgov.org>
Subject: RE: Planning COmm Memo --final draft--

Attached is THE FINAL (w/Rich's signature applied) for inclusion in the May 6th packet for the Commission.

From: Bennett, Tameeka (CPC) <tameeka.bennett@sfgov.org>
Sent: Friday, April 30, 2021 12:02 PM
To: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; SooHoo, Candace (CPC) <candace.sooahoo@sfgov.org>
Cc: Chion, Miriam (CPC) <miriam.chion@sfgov.org>; Sanders, Deborah (CPC) <deborah.sanders@sfgov.org>
Subject: Re: Planning COmm Memo --final draft--

Resending with the embedded link to the webpage.

From: Bennett, Tameeka (CPC)
Sent: Friday, April 30, 2021 11:55 AM
To: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; SooHoo, Candace (CPC) <candace.sooahoo@sfgov.org>
Cc: Chion, Miriam (CPC) <miriam.chion@sfgov.org>; Sanders, Deborah (CPC) <deborah.sanders@sfgov.org>
Subject: Planning COmm Memo --final draft--

Hello!

Please find the final planning comm memo document attached to this email.

Tameeka Bennett, Community Engagement Manager
Community Equity Division

San Francisco Planning

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

Direct: 628.652.7476 | www.sfplanning.org

[San Francisco Property Information Map](#)

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 \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: OPPOSING A CANNABIS RETAIL STOREFRONT AT 5 LELAND AND 2400 BAYSHORE BLVD. THANK YOU!
Date: Thursday, May 06, 2021 9:35:39 AM

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
[San Francisco Property Information Map](#)

From: casper leung <casperleung2000@gmail.com>
Date: Thursday, May 6, 2021 at 9:34 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: OPPOSING A CANNABIS RETAIL STOREFRONT AT 5 LELAND AND 2400 BAYSHORE BLVD. THANK YOU!

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: 5 Leland
Date: Thursday, May 06, 2021 9:34:29 AM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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

Direct: 628.652.7589 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: 140-142 Jasper Discretionary Review
Date: Thursday, May 06, 2021 9:33:31 AM

See Below:

Jonas P Ionin
Director of Commission Affairs

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Thursday, May 6, 2021 at 8:50 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: 140-142 Jasper Discretionary Review

please forward to the commissioners

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

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

From: Dave Post <masterposts@gmail.com>
Sent: Wednesday, May 05, 2021 7:24 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Son, Chanbory (CPC) <chanbory.son@sfgov.org>
Subject: Re: 140-142 Jasper Discretionary Review

Hi, Can you all please confirm my comments and objections to the Jasper project will be included in the DR tomorrow? It was confirmed they would be based on the below email from October.

On Tue, Oct 27, 2020 at 8:58 AM Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

I will ensure it is included in the commissioners' packets

David Winslow

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

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

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

From: Dave Post <masterposts@gmail.com>
Sent: Tuesday, October 27, 2020 8:55 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: 140-142 Jasper Discretionary Review

Thanks David,

Can you please ensure this is included on the official record?

I have a big issue with this variance as I am the owner of the property to the rear of this 25/27 Cadell. My patio, both bathroom and living rooms directly face the direction of this proposed construction. By allowing this variance it will have a material impact on light to my property as well as privacy. This project would be essentially building a 40 foot wall within ~17 feet of my property not to mention the 30 foot within ~13 feet of my property. I would strenuously suggest the owner abide by the zoning regulations for set back as well as building height.

Can you confirm this will be included in the public record? I will also attend to attend in person as well but want this to be logged in case I don't make it.

Thanks,
Dave

On Tue, Oct 27, 2020 at 8:31 AM Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

>
> yes. as long as I receive them 8 days prior to the hearing
>
> David Winslow
> Principal Architect

> Design Review | Citywide and Current Planning San Francisco Planning

> Department

> 49 South Van Ness, Suite 1400 | San Francisco, California, 94103

> T: (628) 652-7335

>

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

>

>

> -----Original Message-----

> From: Dave Post <masterposts@gmail.com>

> Sent: Monday, October 26, 2020 3:50 PM

> To: Winslow, David (CPC) <david.winslow@sfgov.org>

> Subject: Re: 140-142 Jasper Discretionary Review

>

> Thanks, can I submit my written thoughts to you to include in the DR?

>

> On Mon, Oct 26, 2020 at 2:56 PM Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

> >

> > All meetings and hearings are remote. There is a call in number for members of the general public. Please note however that this item has been continued to the December 17 hearing.

> >

> > David Winslow

> > Principal Architect

> > Design Review | Citywide and Current Planning San Francisco Planning

> > Department

> > 49 South Van Ness, Suite 1400 | San Francisco, California, 94103

> > T: (628) 652-7335

> >

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

> >

> >

> > -----Original Message-----

> > From: Dave Post <masterposts@gmail.com>

> > Sent: Monday, October 26, 2020 2:51 PM

> > To: Winslow, David (CPC) <david.winslow@sfgov.org>

> > Subject: 140-142 Jasper Discretionary Review

> >

> >

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

> >

> >

> >

> > Hi Daivd,

> >

> > I got a notice about this DR. How do I participate? I doubt I will make the live event but still want my voice to be heard.

> >

> > Thanks,

> > Dave

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 9:27:55 AM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Sasanna Yee <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 7:20 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed,

the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sasanna Yee

sasannayee@gmail.com

327 Raymond Ave

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Memo to the Commission for RCFCI items, No. 10, 11, and 12.
Date: Thursday, May 06, 2021 9:27:09 AM
Attachments: [Final Report MOHCD RCFCI Strategic Assessment 07-06-20 ABRIDGED.pdf](#)
[Memo to the Commission for RCFCI items.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Sent: Wednesday, May 05, 2021 7:15 PM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Grob, Carly (CPC) <carly.grob@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>
Subject: Memo to the Commission for RCFCI items, No. 10, 11, and 12.

Good evening President Koppel and fellow Commissioners,

Attached is a memo provided additional information and updates for the three Conditional Use Authorization requests for the change of use of existing Residential Care Facilities, Items No. 10, 11 and 12 of tomorrow's agenda. This memo includes a revised Draft Motion and Condition of Approval for 2021-001979CUA at 141 Leland Avenue.

Thank you!

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning

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

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

Direct: 628.652.7366 | www.sfplanning.org

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I am working from home during this time and will be available through email.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Plan Comm 5/6 hearing - 141 Leland + 220 Dolores + 149 Hyde
Date: Thursday, May 06, 2021 9:26:30 AM
Attachments: [Leland + Hyde + Dolores group hsg.docx](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Sue Hestor <hestor@earthlink.net>
Sent: Wednesday, May 05, 2021 4:21 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: ktaylor@larkinstreetyouth.org; ecampos@mercyhousing.org; laura <laura@dscs.org>; Fernando Marti <fernando@sfic-409.org>
Subject: Plan Comm 5/6 hearing - 141 Leland + 220 Dolores + 149 Hyde

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Attached are my comments for each of the above projects which are 5/6/21 agenda items #10 - 141 Leland, #11 - 220 Dolores, #12 149 Hyde.

Please include in "package" provided to each Planning Commissioner.

Thank you.

Sue Hestor

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 7:41:16 AM

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
[San Francisco Property Information Map](#)

From: Victor Pham <info@sg.actionnetwork.org>
Reply-To: "bayporter@gmail.com" <bayporter@gmail.com>
Date: Thursday, May 6, 2021 at 7:40 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

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The City enacted a 600’ radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley’s protection against a highly contested use. A second cannabis dispensary on the same block (less than 200’ away) as an existing cannabis dispensary is in direct contradiction to the City’s

crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Victor Pham
bayporter@gmail.com
327 Raymond Ave
San Francisco, California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 7:39:28 AM

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
[San Francisco Property Information Map](#)

From: Edward Tan <info@sg.actionnetwork.org>
Reply-To: "tlinzhao@gmail.com" <tlinzhao@gmail.com>
Date: Wednesday, May 5, 2021 at 1:31 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

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crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Edward Tan
tlinzhao@gmail.com
1420 Visitation Ave
San Francisco, California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1900 Diamond Street
Date: Thursday, May 06, 2021 7:39:14 AM
Attachments: [1900 Diamond Street.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
[San Francisco Property Information Map](#)

From: Karin Payson <karinp@kpad.com>
Date: Wednesday, May 5, 2021 at 3:04 PM
To: "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>
Cc: "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Marc@1900diamond.com" <Marc@1900diamond.com>
Subject: 1900 Diamond Street

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

Hi Rafael and Jacob,
Please see my attached letter in support of this exemplary development proposal.
I hope all is well.
Best Regards,
Karin

Karin Payson, AIA LEED AP
www.kpad.com

17 Jack Kerouac Alley
San Francisco, CA. 94133
(o) 415-277-9500
(m) 415-260-0675

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Thursday, May 06, 2021 7:34:53 AM

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
[San Francisco Property Information Map](#)

From: Sasanna Yee <info@sg.actionnetwork.org>
Reply-To: "sasannayee@gmail.com" <sasannayee@gmail.com>
Date: Wednesday, May 5, 2021 at 7:20 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's

crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sasanna Yee
sasannayee@gmail.com
327 Raymond Ave
San Francisco, California 94134

|

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 1:32:45 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Edward Tan <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 1:31 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Edward Tan

tlinzhao@gmail.com

1420 Visitation Ave

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 1:32:23 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Shirley T <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 1:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Shirley T

wkshirley@yahoo.com

910 Rutland St

SF, California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 1:31:47 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Joelle Xie <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 12:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Joelle Xie

joelle_11699@hotmail.com

Talbert & Visitation

San Francisco , California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 1:30:13 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Eric Wong <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 9:22 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Eric Wong

ericwong818@yahoo.com

39 Hahn Street

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
To: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 141 Leland - Proposed Change of Use
Date: Wednesday, May 05, 2021 1:29:50 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Kellie McCord <kelliemccord@mac.com>
Sent: Wednesday, May 05, 2021 12:02 PM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ken McCord <kenmccord@mac.com>
Subject: 141 Leland - Proposed Change of Use

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

Planning Commissioners,

This is a letter we have sent to District Supervisor Walton for your review.

Greetings. We hope you and your family are well. Thank you for your continued leadership in these challenging times. Not long ago, I had the privilege of seeing you playing basketball in the Neighborhood. I felt great pride in knowing that our Board President lives and loves local.

It has come to our attention that the Catholic Charities is optimizing their budget and would like to shut down the Hospital Care facility on Leland. They advised the community that they would like to repurpose the building @ 141 Leland. Not surprisingly, they held a call with five community

members three days before the commission meeting. I define **'they'** in this email as Catholic Charity employees on behalf of executives and donors. They are good people with good intentions. We have great respect and admiration for their work and the patients they currently serve.

However, their pursuit and the process are flawed. They met with a handful of neighbors who could afford to take time off work. As you know, many of our neighbors do not speak English and work in the service industry for hourly wages. The truth is, many of our AAPI neighbors do not advocate for their rights for a multitude of circumstances. We believe that the planning commission, without community input, will, at best, remove clinical care/hospital beds from the community and, at worst, compromise the safety and well-being of Leland, the merchants, and the surrounding neighbors. As you know, two merchants worked to find housing for a person who camped out on Leland for over 180 days. This unfortunate event created fear and confusion for the neighbors.

Here is what we understood:

- The planning commission will meet [in 2 days](#) to approve the change of zoning for 141 Leland from a Hospital to a Residential facility
- The Catholic Charities will contract with the city to provide transitional housing

While we appreciate the work of the Catholic Charities, we do not believe that Visitacion Valley should house 45 individuals in transition, on Leland, in front of a shared public space at the greenway. So many questions are left unanswered:

- Will the transition housing be monthly, quarterly, yearly? How many individuals will transition in a single year?
- Will these individuals draw friends who camp outside of the facility, and how will the city manage this on the heels of 180 days of failure.
- Are these individuals homeless or transitioning from another diagnosis?
- PostCovid, how vital will healthcare be to the future of the Neighborhood? Is it wise to give up 45 beds at a time that macroeconomics is rushing to decentralize services and health care back into neighborhoods?
- Why are we prioritizing non-neighborhood transitional residents over Senior and Child Services? As you know, a high % of students have been set back educationally.

Here is what we ask:

- Delay the process
- Do not give up the Hospital Zoning

The perception is that the commission will rubberstamp this. It is of high concern that the Mayor did not mobilize your office to meet with the neighbors first. We do know that she has communicated with the hospital residents.

As you know, Kellie and our family are playing the long ball and plan on seeking the well-being of this Neighborhood by prioritizing those who live here over the outsiders. We must lead with vision and

inclusion for Visitacion Valley and together confront the "**outsiders**" who lord over this fantastic Neighborhood. The Valley has lived under systemic failure for decades. We currently offer hospitality to a freeway that enabled redlining; we host the cities garbage dump. The Schlage Lock got stuck in government bureaucracy. The more chronic failure is the beautiful bay water line wasted due to the cities' inability to hold the federal government accountable for its pollution in the southeast.

While we cannot change the past, we can repair the future. The planning commission does have the power to advocate for the Neighborhood over the outside interests. The Catholic Charities, as an institution, is an outsider. The Valley needs affordable housing for its emerging young adults who will otherwise leave and gentrify other neighborhoods. It's time that our youth, who want to stay, have options that do not scream charity.

I do not believe that the Catholic Charities are doing what is best for the Neighborhood; they do what is best for their bottom line. If I am wrong, then I would ask that we house 45 people who are currently unhoused from Visitacion Valley and need transitional support - where are these people?

Wouldn't democracy be best exercised if **they** sent their representatives to yesterday's meeting with 250-500 signatures from surrounding neighbors advocating for **their** mission? **They** cannot because their donor and elite class occupy land at 141 Leland with no accountability to our neighbors.

Here is what we request, due process on the retention of a hospital facility in the Valley.

Kind Regards,

Ken and Kellie McCord

(Owners of Mission Blue Gifts & Coffee 144 Leland Ave + residents of Visitacion Valley)

From: [CPC-Commissions Secretary](#)
To: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 140-142-144 Jasper Place Discretionary Review 6. May 2021
Date: Wednesday, May 05, 2021 1:28:46 PM
Attachments: [image001.png](#)
[image004.emz](#)
[image005.png](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: T Flandrich <tflandrich@yahoo.com>
Sent: Wednesday, May 05, 2021 11:25 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 140-142-144 Jasper Place Discretionary Review 6. May 2021

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Dear Commissioners,

As the co-founder of the North Beach Tenants Committee, formed in 2014 during the peak period of tenant displacement due to speculative ventures and the decade long loss of primarily working class neighbors and affordable housing, I implore you to take this discretionary review.

Please use your discretionary power to follow the policies in the Housing Element to preserve this currently affordable family housing and deny this project that would create luxury housing for the very few. I cite here two policies which should be applied here and point out the fact that this building once had a total of 3 units and ask that this 3rd unit (basement) be restored as an ADU.

- Priority Policies 2 & 3, which require that the City's supply of affordable housing be preserved and enhanced and that existing housing be protected to preserve the cultural and economic diversity of our neighborhoods.

A list of former residents at this building is found here, including 144 Jasper Place, a third residential unit. The history of this building included in your supporting documents shows that a permit had been filed in the late 1960s to "remove" this lower 3rd unit.

I am asking you to consider the fact that the current owner's plan would in effect remove 3 rent controlled, family sized, affordable housing units.

[137...151 Jasper Pl, San Francisco CA | Homemetry property directory](#)

137...151 Jasper Pl, San Francisco CA | Homemetry property directory

We know 2 properties and 67 residents on 137...151 Jasper Pl, San Francisco CA. Discover property public reports...

140 Jasper Place - lists 3 Jew Family members
142 Jasper Place - lists 4 Gong Family members

[144 Jasper Pl, San Francisco, CA 94133-3320](#)

Who has lived here

Resident		

Somen Toy

Per the "Site Permit Set" the "Area of Work" shows the existing square footage as:

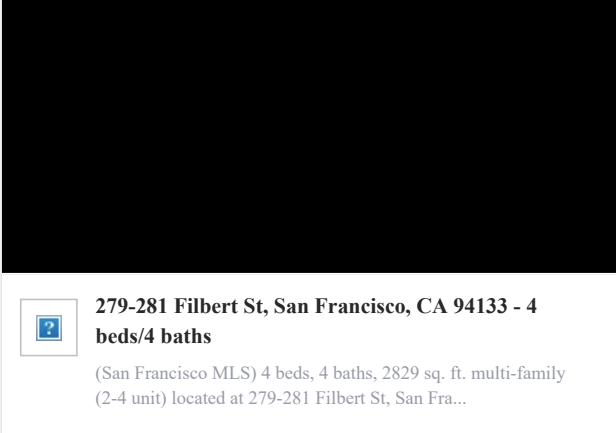
- Basement: 835 SF
- 1st Floor : 807 SF
- 2nd Floor: 835 SF

This project today, is neither adding more housing, nor is it preserving the existing affordable housing. In fact, this project if approved would by design, remove three units of affordable housing in our community. A case in point, is the 2019 sale of a once 3 unit rent controlled building on Filbert Street (link below), which the realtor told me the following:

" The lower 1 bedroom soon could command a rent of \$4,800 and the merged upper unit would be \$ 9,500- \$10K.

Although neither one of us could afford that kind of rent, the 1% could."

[279-281 Filbert St, San Francisco, CA 94133 - 4 beds/4 baths](#)



North Beach has already lost too many affordable rent-controlled buildings, losing housing for restaurant workers, retail workers, caregivers, families and seniors, decimating this traditional working class, bohemian neighborhood. For the past 15 years speculative investment groups have cleared out buildings in order to create luxury units for either transient stays or as unaffordable condos, thereby removing affordable rental housing for the many.

Please take the DR, restore the basement unit, and help us preserve our affordable housing.

Theresa Flandrich

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland Av
Date: Wednesday, May 05, 2021 1:25:19 PM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 9:35:15 AM

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
[San Francisco Property Information Map](#)

From: Eric Wong <info@sg.actionnetwork.org>
Reply-To: "ericwong818@yahoo.com" <ericwong818@yahoo.com>
Date: Wednesday, May 5, 2021 at 9:21 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Eric Wong
ericwong818@yahoo.com
39 Hahn Street
San Francisco, California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES AWARDS FOR BLACK AND AFRICAN AMERICAN SMALL BUSINESSES AND ENTREPRENEURS AS PART OF THE DREAM KEEPER INITIATIVE
Date: Wednesday, May 05, 2021 9:32:49 AM
Attachments: [05.05.21 Dream Keeper Funding Small Businesses and Entrepreneurs.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
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, May 5, 2021 at 9:26 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES AWARDS FOR BLACK AND AFRICAN AMERICAN SMALL BUSINESSES AND ENTREPRENEURS AS PART OF THE DREAM KEEPER INITIATIVE

FOR IMMEDIATE RELEASE:

Wednesday, May 5, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED ANNOUNCES AWARDS FOR
BLACK AND AFRICAN AMERICAN SMALL BUSINESSES
AND ENTREPRENEURS AS PART OF THE DREAM KEEPER
INITIATIVE**

\$3.75 million investment will support training, technical assistance, and neighborhood revitalization in San Francisco's historically Black communities

San Francisco, CA — Mayor London N. Breed today announced the awarding of \$3.75 million to serve San Francisco's Black and African American small business community. This investment by the Office of Economic and Workforce Development (OEWD) and the San Francisco Human Rights Commission (HRC) is part of the Dream Keeper Initiative, which is reinvesting \$120 million from law enforcement into San Francisco's African American community. This funding is aimed at mitigating the economic hardships facing San Francisco's African American community and will support rebuilding of the community's economic power in San Francisco.

"Across this country, and in our City, we've seen how the Black community's economic growth and prosperity has historically been disrupted and marginalized," said Mayor Breed. "This funding is part our efforts to undo the harm of generations of disinvestment and economic inequities. As we work to recover and make San Francisco a better place to live, work, and do business, we have invest our resources in a way that lifts up and supports

African American small businesses owners, entrepreneurs, and the entire community.”

As part of the Dream Keeper Initiative, OEWD has awarded 17 Black-serving community organizations with funding to provide services and achieve improved economic development outcomes for African American businesses, entrepreneurs, and the African American and Black communities in San Francisco more broadly. Investments focus on helping African American small businesses and entrepreneurs in San Francisco start, stabilize, or grow their businesses. Funding to organizations is directed at providing training and technical assistance to guide businesses towards growth; providing relief and supporting recovery from impacts of the COVID-19 pandemic; stabilizing African American community anchor businesses in neighborhood spaces; and celebrating the presence and contributions of historically African American neighborhoods to drive economic development.

The organizations awarded funding include Working Solutions, the San Francisco African American Chamber of Commerce, San Francisco Housing Development Corporation, Children’s Council of San Francisco, En2action, SF Black Wallstreet, Center for Equity and Success, Inc., Mercy Housing California, Young Community Developers, New Community Leadership Foundation, The Good Rural, Urban Ed Academy, Citizen Film. Inc., Bayview Hunters Point Community Advocates, Inc., African American Arts and Culture Complex, Bayview Opera House, Inc., and the Homeless Children’s Network.

“The Office of Economic and Workforce Development is committed to advancing racial and economic justice by facilitating programs and services that center on equity-driven growth and opportunity,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “The Dream Keeper Initiative investment focuses on delivering resources to support Black and African American communities realize their dreams of starting and growing their business in San Francisco.”

“This funding represents an investment in the community and addressing the wealth and opportunity gaps created by years of biased policies and approaches,” said Sheryl Davis, Executive Director of the San Francisco Human Rights Commission. “There is tremendous talent and potential that has been stifled by our biased policies and strategies, through this process we will see the implementation of creative and innovative programs that have the potential to support and benefit all of San Francisco and not just the Black community.”

The funding touches on critical aspects of San Francisco’s diverse economy, focusing on advancing equity and shared prosperity for all by investing in African American small businesses, entrepreneurs and communities. COVID-19 has further shed light on these inequities and has had a disproportionate impact on communities of color and economically disadvantaged communities.

The \$3.75 million includes the following economic development and recovery programs with services delivered to Black and African American small businesses, entrepreneurs, and the community:

- **Anti-Displacement Services for African American Businesses** – Support stabilization and recovery of small businesses and entrepreneurs negatively impacted by COVID-19 and other situations that threaten businesses by offering consultations, including legal guidance, on pertinent business tenancy issues. Provide education and counseling from subject matter experts in tenant and landlord matters, and offer services to commercial

landlords on conflict resolution including mediation around lease disputes.

- **Business Development and Technical Assistance for African American Small Businesses and Entrepreneurs** – Support the start and growth of African American microenterprises, small businesses, and entrepreneurs with capacity building services in the areas of management and operations, financial management and accounting, legal, procurement, storefront opening and permitting, and product development and digital literacy.
- **African American Incubation Hubs for Small Businesses and Community Groups** – Establish, manage and support the creation and operations of an Incubation Hub that stimulates community, cultural and business development growth through outreach and education about resources available within historically African American San Francisco neighborhoods. These neighborhoods include the Bayview Hunters Point, Fillmore/Western Addition, Ocean View-Merced Heights-Ingleside (OMI), Potrero Hill, and Visitacion Valley.
- **African American Cultural Preservation Events** – Support African American cultural events and activations through the development, management, and coordination of activities that celebrate the history and diversity and revitalize historically African American San Francisco neighborhoods.

“SFHDC was created in the Fillmore in order to combat displacement and ensure that African Americans and others have a voice and resources to thrive in the city they call home, not just survive. SFHDC and our partners are thrilled to be participating in the Dream Keeper Initiative and look forward to creating a community hub and a culinary incubator that will provide workforce development, financial literacy, community resources, art expression and small business development services to the African American community in the Fillmore/Western Addition,” said David J. Sobel, Chief Executive Officer of the San Francisco Housing Development Corporation. “We fully recognize the urgency of the moment and the need for this important programming, especially as the neighborhood and city emerge from the devastating pandemic.”

This investment from the Dream Keeper Initiative builds on the City’s existing support for small businesses throughout San Francisco, including the African American Revolving Loan Fund. Since the beginning of the pandemic, the City has provided immediate and ongoing support for small businesses, including directing more than \$50 million in grants and loans to more than 3,500 small businesses, tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. A comprehensive list of business resources is available online at oewd.org/covid19.

Dream Keeper Initiative

The goal of the Dream Keeper Initiative is to improve outcomes for San Francisco’s Black and African-American youth and their families, and will provide family-based navigation supports to ensure that the needs of all family members are addressed cohesively and comprehensively. With this coordinated approach, the Dream Keeper Initiative aims to break the cycle of poverty and involvement in the criminal justice system for the families in its City programs and ensure that new investments, including in youth development, economic opportunity, community-led change, arts and culture, workforce, and homeownership, are accessible to San Francisco’s families who are most in need.

In June 2020, following the killing of George Floyd, Mayor Breed and Supervisor Walton announced a plan to prioritize the redirection of resources from law enforcement to support the African-American community. Following that plan, HRC led an extensive and collaborative process with the community to identify and prioritize funding needs and developed a report to guide the reinvestment. The community engagement process included more than 60 community meetings, listening sessions, coalition convenings, and surveys with over 700 respondents. As part of the budget process, Mayor Breed redirected \$120 million from law enforcement for investments in the African American community for Fiscal Years 2020-21 and 2021-22.

More information about the Dream Keeper Initiative is available online at sf-hrc.org/city-fund-reallocation-dream-keeper-initiative

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 8:57:44 AM

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
[San Francisco Property Information Map](#)

From: Jerry Zheng <info@sg.actionnetwork.org>
Reply-To: "jerryzheng242@gmail.com" <jerryzheng242@gmail.com>
Date: Wednesday, May 5, 2021 at 8:53 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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

Dear Jonas Ionin,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600’ radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley’s protection against a highly contested use. A second cannabis dispensary on the same block (less than 200’ away) as an existing cannabis dispensary is in direct contradiction to the City’s

crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jerry Zheng
jerryzheng242@gmail.com
Leland & Rutland
San Francisco , California 94134

|

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 8:55:20 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Jerry Zheng <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 8:53 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

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The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is

attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jerry Zheng

jerryzheng242@gmail.com

Leland & Rutland

San Francisco , California 94134

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Oppose MCD on 5 Leland
Date: Wednesday, May 05, 2021 8:51:41 AM

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
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From: Lisa Tsang <lisa.tsangusa@hotmail.com>
Date: Tuesday, May 4, 2021 at 10:12 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Oppose MCD on 5 Leland

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

Dear Planning Department Staff:

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance, but was still ultimately approved. There is no evidence to suggest that the community has dramatically changed its opinion on cannabis dispensaries. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600’ radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent

Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more)

undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: 5 Leland
Date: Wednesday, May 05, 2021 8:51:24 AM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
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[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo DR please continue this to next week
Date: Wednesday, May 05, 2021 8:47:42 AM

Commissioners,

Please be advised that the Hugo Street DR will be continued to next week.

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
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From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, May 5, 2021 at 8:20 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY
<CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 217 Hugo DR please continue this to next week

There were some changes the project sponsor needed to make.
thanks.

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

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

From: [CPC-Commissions Secretary](#)
To: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: TIME SENSITIVE: 141 Leland Avenue change of use proposal
Date: Wednesday, May 05, 2021 8:31:44 AM

Commission Affairs

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

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From: Fran Martin <fma6764860@aol.com>
Sent: Wednesday, May 05, 2021 7:25 AM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>
Cc: DPH-Kelliemccord-mff <KELLIEMCCORD@MAC.COM>; kenmccord@mac.com; opalminded@gmail.com; opalminded@yahoo.com; ginatobar@gmail.com; kaylamccordsf@gmail.com
Subject: TIME SENSITIVE: 141 Leland Avenue change of use proposal

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

RE: 141 Leland Avenue Change of Use Proposal

Supervisor Walton and Planning Commissioners:

There was a meeting (prompted by concerned community members) on May 3 with the sponsors of the 141 Leland Avenue change of use proposal that is going before the Planning Commission on May 6, only 3 days later. There has been minimal public outreach and no normally expected community meeting for such things held in a timely manner to educate the community. The meeting was held at 2 pm on a workday prohibiting those working from attending.

Above and beyond these issues is a sense of unease that, perhaps, we are not getting the full picture. At first, I was not concerned, but on further reflection, there are issues that need to be addressed. Apparently, there are 5 facilities caring for those with AIDS in San Francisco. Those who are most ill will

be transferred from Vis Valley to a facility in the Fillmore neighborhood, while Vis Valley will be receiving those who will be living independently or in transition. In other words, those who will be better able to be out and about. The issue is whether up to 45 residents, many of whom may be drug users, could have a negative impact on our community. Why are these residents not being housed in the Fillmore? The answer is perhaps that the Fillmore is a wealthier neighborhood that prefers a hospital type facility, rather than a transitional housing situation.

141 Leland has brought drug users and dealers to Leland Avenue in the past. They have created problems at the Greenway across the street. While neighbors have tried over the years to improve Leland Avenue, the City has actively undermined our efforts. The building itself is an eyesore and the design with windows below street level is quite uncommon and has led to litter strewn, weed infested, poorly maintained landscaping. 141 Leland has not been a good neighbor.

While I am in sympathy with the plight of the residents at 141 Leland and have befriended some in the past at the Greenway, there are ongoing concerns about transparency and the impacts on the community of this change of use. Given the City's broken promises, outright neglect and obfuscation that Vis Valley has endured over the years, it is no wonder that we question what is really happening with this change of use. It could be entirely benign, or it could be business as usual between the City and our community. A sense of distrust born of experience permeates every interaction with the powers-that-be.

Visitation Valley has a history of welcoming the disenfranchised and poor, but is it not time that the northern neighborhoods step up and share our compassion? We are already dealing with mentally ill and violent unhoused people on the Greenway that we have tried unsuccessfully to find help for. Why can we supply housing for people from outside the neighborhood, but continue to fear for our lives when we walk through our park?

To be clear, the staff at 141 Leland are dedicated caregivers and the residents are deserving of the best of care and respect. This is not about them, but decisions being made outside our community that may have negative impacts with change of use.

We hope that the change of use process will be slowed down and we get more detailed information about why Vis Valley was chosen to be the neighborhood for transitional housing and what that actually could mean to our community going forward.

Thank you.

Fran Martin
415-216-8560
Visitation Valley Greenway GOAL Program

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 8:31:08 AM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
[Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Clara Wong <info@sg.actionnetwork.org>
Sent: Wednesday, May 05, 2021 12:24 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Clara Wong

sasa888@hotmail.com

Hahn & Leland

San Francisco , California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 8:29:49 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Amy Chen <info@sg.actionnetwork.org>
Sent: Tuesday, May 04, 2021 11:31 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Amy Chen

amy080chen@gmail.com

Leland & Rutland

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd
Date: Wednesday, May 05, 2021 8:29:26 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Amee Lee <info@sg.actionnetwork.org>
Sent: Tuesday, May 04, 2021 11:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

"Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan."

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Amee Lee

amee2010@yahoo.com

1546 Ocean Ave

San Francisco, California 94123

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use Permit For 159 Laidley St.
Date: Wednesday, May 05, 2021 8:27:59 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Mary Kate Bacalao <marykatebacalao@gmail.com>
Sent: Tuesday, May 04, 2021 11:02 PM
To: Joe Goldmark <joe5@comcast.net>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Conditional Use Permit For 159 Laidley St.

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

Thank you for sending this, Joe! I am a next-door neighbor and I agree with Joe's point about a plan to address parking. Our homes do not have designated parking spaces, making street parking much more difficult when a nearby home is under construction.

On Tue, May 4, 2021 at 10:52 PM Joe Goldmark <joe5@comcast.net> wrote:

Conditional Use Permit - 159 Laidley St.

Block 6664/020

Record No. 202-0070CUA

To Whom It May Concern:

The Permit under consideration is for a total tear down and rebuild. I have no problem with this in theory and understand that it will ultimately add value to the neighborhood. However, my neighbors and I

have been inundated with remodels and rebuilds within a block of my house (173 Laidley St.) for at least the last five years. This has resulted in difficulties finding street parking as our homes are on the side of a hill and many don't have garages. Some of us work odd hours and come home during the day when it can be especially congested. This project will take a few years minimum to complete. During that entire period of time there will be "No Parking" areas, and worse, all the construction workers will be taking up parking spaces, many with large trucks.

I would like a plan to be created to address the problem and limit the parking disruption. While I recognize the new homeowner's right to build the house of his dreams, that right should not extend to inconveniencing the neighbors for years on end.

Thank you,

Joe Goldmark

--

Mary Kate Bacalao

J.D. | Columbia Law School

marykatebacalao@gmail.com

@marykatebacalao | 973.879.6261

Pronouns: She/Her

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose MCD on 5 Leland
Date: Wednesday, May 05, 2021 8:25:35 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Lisa Tsang <lisa.tsangusa@hotmail.com>
Sent: Tuesday, May 04, 2021 10:15 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Oppose MCD on 5 Leland

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

Dear Commissioner Secretary

,

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance, but was still ultimately approved. There is no evidence to suggest that the community has dramatically changed its opinion on cannabis dispensaries. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good

reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more)

undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Thanks for your time and attention in this matter!

Lisa Tsang
San Francisco Voter

From: [CPC-Commissions Secretary](#)
To: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 140-142 JASPER PLACE - Discretionary Review
Date: Wednesday, May 05, 2021 8:23:53 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[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: Stan Hayes <stanhayes1967@gmail.com>
Sent: Tuesday, May 04, 2021 7:03 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: 140-142 JASPER PLACE - Discretionary Review

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

President Koppel and Members of the Planning Commission,

On behalf of the Telegraph Hill Dwellers, we are asking the Commission to please grant Discretionary Review of the proposed project at 140-142 Jasper Place, and either require that it be materially modified or disapprove it.

For us, our most important requests are that you:

- Add an ADU to the basement level, and
- Maintain the 1st-floor flat as currently configured.

Here's why:

North Beach faces an affordable housing crisis. We are witnessing the conversion of countless formerly affordable housing units into larger, market rate units no longer financially available to our former neighbors who have been displaced.

This proposed project on Jasper Place represents a clear example of this on-going

intensification and damage to affordability by:

Expanding this historic 2-flat building into 4 floors -- by expanding the upper flat vertically into a new rooftop floor and expanding the lower flat into the basement level, intensifying this building without adding any new housing.

The expansion of 140-142 Jasper Place into two larger luxury units erodes our existing affordable housing stock and diminishes the cultural and economic diversity of our community.

And, such expansion is in conflict with the Housing Element and the City's priority policies:

- Housing Element, which requires not only new affordable housing, but very specifically, preserving our existing housing stock which provides the City's most affordable units.
- Priority Policies 2 & 3, which require that the City's supply of affordable housing be preserved and enhanced and that existing housing be protected to preserve the cultural and economic diversity of our neighborhoods.

While addition of an ADU to the basement level and maintenance of the 1st-floor flat are our most important core requests, our DR application details other requests, including (a) that you deny the Section 134 rear-yard rooftop variance (we believe that the required variance findings cannot be made), and (b) that through an NSR, you prevent any future serial permitting of a new building on the northern portion of the lot (despite his current assurances to the contrary, the applicant has a long history of seeking such a new building, a building that would dramatically and adversely affect light and air of immediate neighbors).

In summary, please take DR and, most importantly, require the addition of an ADU to the basement level and retention of the 1st-floor flat.

Thank you,

Stan Hayes

Telegraph Hill Dwellers

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF AFFORDABLE HOUSING FOR HOMELESS VETERANS AND LOW-INCOME FAMILIES IN MISSION BAY
Date: Tuesday, May 04, 2021 1:26:47 PM
Attachments: [05.04.21 Edwin M. Lee Apartments Grand Opening.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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, May 4, 2021 at 11:20 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF AFFORDABLE HOUSING FOR HOMELESS VETERANS AND LOW-INCOME FAMILIES IN MISSION BAY

FOR IMMEDIATE RELEASE:

Tuesday, May 4, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED CELEBRATES GRAND OPENING
OF AFFORDABLE HOUSING FOR HOMELESS VETERANS
AND LOW-INCOME FAMILIES IN MISSION BAY**

The Edwin M. Lee Apartments, named for the late Mayor Lee and his commitment to affordable housing, provide 118 homes for San Franciscans

San Francisco, CA — Mayor London N. Breed today celebrated the grand opening of a 100% affordable housing development in Mission Bay at 1150 3rd Street. The building consists of 118 permanently affordable apartments, 62 of which are designated for formerly homeless veterans and 56 units for low-income families. The building is dedicated to the memory of the late Mayor Edwin M. Lee due to his advocacy and efforts to end veteran homelessness in San Francisco.

“We’re proud to celebrate the grand opening of the Edwin M. Lee Apartments in Mission Bay, and to recognize the contributions of the late Mayor Lee in the effort to create more affordable housing in our city,” said Mayor Breed. “Creating new housing plays a critical role in our efforts to recover from the COVID-19 pandemic. These new homes contribute to our efforts to build back and make San Francisco even more affordable, equitable, and vibrant.”

The Office of Community Investment and Infrastructure (OCII) oversaw the development of Edwin M. Lee Apartments. It is the fourth 100% affordable development to be completed in

the Mission Bay South Redevelopment Project Area. Swords to Plowshares, a nonprofit veteran service agency and Chinatown Community Development Center (CCDC) partnered to bring the project to fruition.

“Our beloved Mayor Lee dreamed of a dynamic, diverse, affordable San Francisco, and so it is fitting that these new apartments in the heart of our city bear his name,” said Speaker Nancy Pelosi. “Thanks to the leadership of Swords to Plowshares, CCDC, Mayor Breed and their community partners, more than a hundred families and veterans now have an affordable home through this initiative that lives up to Mayor Lee’s legacy. As we Build Back Better in a post-COVID world, we must ensure that every San Franciscan and every American has a roof overhead, the embrace of a community and can live with dignity.”

The affordable housing programming for the site was initially developed in response to President Obama’s Mayors Challenge to End Veteran Homelessness as well as Mayor Lee’s 10-year San Francisco Plan to Abolish Chronic Homelessness. The development advances Mayor Breed’s efforts to make housing in San Francisco more affordable and to create homes for people experiencing homelessness.

The affordable project was designed to serve the unique needs of the tenants. The building emphasizes natural light and provides spaces for residents of all ages to gather. These include a computer lab, teen room, a children’s playroom thoughtfully placed adjacent to the laundry room with a large window so that parents can easily supervise children, and a large community room with a kitchen. The building wraps a two-level courtyard with walking paths, seating areas, a barbeque area, and hand-ball wall.

“I spent eight years homeless. When I lived in the shelters I didn’t feel safe sleeping. I was tired. I was actually physically, emotionally, mentally tired,” said Edwin M. Lee Apartments resident and Veteran Reggie Barham. “But now being at home and being able to come back home...that’s beautiful. And peaceful. My mind is at peace.”

The housing development was the first in San Francisco to secure funds from the State of California Veterans Housing and Homelessness Prevention Program (VHHP), and received a \$10 million award in 2018. The project was also awarded 55 project-based Veterans Affairs Supportive Housing vouchers, which were leveraged to secure permanent financing. In addition, seven veteran-serving units receive rental subsidies through the U.S. Department of Housing and Urban Development’s Continuum of Care program.

“CalVet is honored to be included in the dedication, having funded a portion of the project through our Veterans Housing and Homelessness Prevention (VHHP) program. Providing housing with critical supportive services further reinforces California’s commitment to the men and women who answered our nation’s call to defend the Constitution and our freedoms,” said CalVet Secretary, Dr. Vito Imbasciani.

“Naming this building after Mayor Lee is appropriate on so many levels. He helped secure the federal and local commitments to make the project happen. He also brought affordable housing into the center of our collective consciousness as a city and allowed the local policy to work in favor of affordable housing,” said Malcolm Yeung, Chinatown CDC’s Executive Director. “To me, Mayor Edwin M. Lee will always be San Francisco’s affordable housing mayor.”

“New housing development is a massive undertaking. An impressive project like this one that pulls together key partners from federal, state, and local leadership deserves the recognition and celebration the COVID crisis didn’t let us have when we officially opened in late February of 2020,” said Swords to Plowshares Executive Director, Michael Blecker. “After 45 years serving homeless and at-risk veterans in San Francisco, we know that stability and the path to recovery start with housing. For veterans who suffer from poverty, lack of support network, PTSD, and other disabilities, permanent supportive housing is the solution that will save their lives.”

Edwin M. Lee Apartments benefitted from a \$4.5 million private donation from a group of donors organized by San Francisco Citizen’s Initiative of Technology and Innovation (sf.citi), an organization committed to engaging technology sector leaders and workers to tackle community challenges in San Francisco. The group includes the Conway family, Marc and Lynne Benioff, Peter Thiel, Sean Parker, Andrew Mason, Drew Houston, Alfred and Rebecca Lin, the Golden State Warriors, and two anonymous donors

“Mayor Ed Lee was a leader in securing affordable housing here in San Francisco,” said Supervisor Matt Haney. “This project and its fulfillment is a true reflection of his legacy. Affordable housing is our best tool to end homelessness and keep families in San Francisco. This important project is an example of what we can get done when residents, housing providers, and our City work together. I’m thrilled to celebrate another affordable development in District 6.”

“Our dear friend Ed Lee devoted his life to public service as a civil rights lawyer, a housing activist, and Mayor. I can think of no greater tribute to our late Mayor than to dedicate this new supportive housing for formerly homeless veterans in his name. The tech sector and members of sf.citi were proud to raise private funding to support this and other housing projects, demonstrating the continuing importance and power of public-private partnerships for the benefit of the most vulnerable San Franciscans,” said Ron Conway, Chair of sf.citi.

Major financing for Edwin M. Lee Apartments was provided by a \$20.1 million investment from OCII that enabled the \$78 million project to move forward. In addition to the City’s investment, the development was made possible by financing from the State of California’s VHHP. Other financial partners include the California Community Reinvestment Corporation, California Debt Limit Allocation Committee, California Tax Credit Allocation Committee, Wells Fargo Bank, and the Federal Home Loan Bank of San Francisco.

“Edwin M. Lee Apartments is a beautiful addition to the diverse, growing Mission Bay neighborhood,” said Sally Oerth, Acting OCII Director. “Along with essential housing for low-income families and previously unhoused veteran households, the project provides thoughtfully designed shared spaces to facilitate connections between residents and to the greater community. OCII applauds the work of our partners and is proud of our role in guiding this project from vision to reality.”

The five-story building, designed by local architects, Leddy Maytum Stacy and Saida Sullivan, includes studios, one-bedroom, two-bedroom and three-bedroom apartments. Construction started in December 2017 and the first residents moved into the building in early 2020.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO REOPENS AND EXPANDS BUSINESSES AND ACTIVITIES AS IT MOVES INTO THE STATE'S YELLOW TIER
Date: Tuesday, May 04, 2021 1:26:36 PM
Attachments: [05.04.21 COVID-19 Update Yellow Tier.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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, May 4, 2021 at 12:05 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO REOPENS AND EXPANDS BUSINESSES AND ACTIVITIES AS IT MOVES INTO THE STATE'S YELLOW TIER

FOR IMMEDIATE RELEASE:

Tuesday, May 4, 2021
Contact: San Francisco Joint Information Center, dempres@sfgov.org

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

Beginning Thursday, May 6, San Francisco will reopen indoor bars, indoor family entertainment activities, outdoor organized community sporting events and indoor saunas and steam rooms, and will loosen guidelines for a range of activities, including fitness, dining, offices, meetings, receptions and live events

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that, starting Thursday, May 6, San Francisco will reopen and expand additional activities that are allowed by the State for counties with minimal COVID-19 transmission levels. With this move into the final tier on the State's [Blueprint for a Safer Economy](#), San Francisco will open its few remaining closed sectors and expand several others. With some exceptions, San Francisco's reopening will align with what is permitted by the State.

As of today, May 4, San Francisco has met the State's criteria to advance to the least restrictive yellow tier based on its COVID-19 cases, hospitalizations, and other health metrics. With this move, San Francisco will expand almost all activities to 50% indoor capacity, unless the State requires more restrictive capacity limits. Where possible, the City will remove limits on the number of people participating in activities and loosen other operating restrictions. Live spectator events, festivals, meetings, receptions, and conventions will see significant

expansions as well.

“This is an incredible milestone for us to hit as we move forward on our path to recovery, and it is possible because of how well we are doing in our efforts to vaccinate everyone we can in this City and how well the people of San Francisco have done listening to public health officials,” said Mayor Breed. “The Yellow Tier means that no longer are there any businesses that are required to keep their doors shut in this City, and it means we are continuing to allow more activities to be done safely with more people. To keep this progress up, we need every San Franciscan over the age of 16 – and hopefully soon over the age of 12 – to get a vaccine. While we know that we all need to continue to need to be careful, the more people that are protected, the more we can do.”

In addition to the expansion of activities, San Francisco is for the first time reopening businesses that have remained closed. This reopening will include opening indoor bars to 25% capacity up to 100 people, indoor family entertainment such as roller and ice skating rinks, arcades, playgrounds, and golf to 50% capacity, libraries to 50% capacity, indoor saunas, steam rooms, and hot tubs to 25% capacity. Outdoor organized community sporting events may resume with capacity limits of 1,500 to 3,000 people depending on the vaccination/testing status of participants. Additionally, as announced on Monday, May 3, San Francisco will loosen requirements around masks in outdoor settings with fewer than 300 people, including outdoor dining, in alignment with the CDC and new guidance released by California Department of Public Health. In some instances, allowances will be given for fully vaccinated individuals counting towards total capacity limits, including live performance events, meeting and receptions, sports and recreation, and offices.

San Francisco’s new COVID-19 cases and hospitalizations have maintained a consistently low level since early March 2021. They began to decline again in late April, allowing the City to meet the criteria for the yellow tier. At this time, San Francisco is averaging 26 new cases a day, which is the lowest it has been since June of 2020, before the City’s first “summer surge.” For the first time in over a year, the number of people in the hospital with COVID-19 has dipped below 20.

The rate of new cases and the very small number of hospitalizations is a direct result of San Francisco’s vaccination efforts. As of today, 72% of San Francisco’s eligible population has received at least one dose of the COVID-19 vaccine, almost twice the percentage of people vaccinated six weeks ago when the City was moving into the orange tier. Additionally, 86% of the City’s residents over 65 have received at least one dose of the COVID-19 vaccine and 73% are fully vaccinated.

Despite San Francisco’s declining case rate and hospitalizations and its robust vaccination efforts, public health officials continue to monitor the alarming trends in rising case rates, variants, and low vaccination rates in other parts of the country and the world as potential indicators of risks that could lay ahead. Beyond widespread vaccination, continued adherence to public health mitigation measures such as wearing masks indoors and in settings where the vaccination status of other people is unknown, washing hands, and physical distancing will limit the impact of variants, particularly as more indoor activities continue to open and expand.

“Ensuring a safer reopening of our economy is dependent on a high number of people being vaccinated,” said Dr. Grant Colfax, Director of the Department of Public Health. “Thanks to

the collective efforts of San Francisco residents and workers, we are making great progress to continue on this trajectory. It is essential that everyone take the opportunity to get vaccinated as soon as possible and encourage coworkers, friends and family members to do the same. Our optimism is tempered by the rollbacks happening right now in Oregon and Washington as a result of the decline in vaccination rates, variants and reopening activities. We must stay vigilant and get vaccination rates even higher to prevent COVID from spreading in San Francisco.”

“Today marks a bright spot in this City’s fight against COVID-19. Our arrival at the yellow tier is due to everyone’s collective commitment to following the public health guidelines,” stated Acting Health Officer Dr. Susan Philip. “Please keep up the good work by wearing your masks in indoor public spaces and by choosing outdoor activities where the risk of transmission is much lower. If we stick with it, we can look forward to a great summer.”

Reflecting the success of the City’s collective efforts to limit the presence of COVID-19 within the community, San Francisco is approaching its move into the yellow tier in as close alignment with the State as possible. It will maximize as many of the activities under the yellow tier as it can in order to ensure a smooth progression of reopening and continue to advance the economic health of the businesses operating in the City and their employees. While the City is updating its health order to come into near alignment with the State reopening guidelines, it continues to limit some activities, particularly indoor activities and activities that involve large crowds, in order to minimize the risk to public health.

“We know we are approaching a point in which our businesses and our residents will determine how to best operate in our new reality – one in which COVID-19 is a factor,” said Anne Taupier, Acting Director for the Office of Economic and Workforce Development. “Through untold amounts of work over the last year, San Francisco has built and launched a scaled vaccination effort and developed guidelines to operate in each new phase of reopening. These efforts have served to reduce the threat of COVID-19 and to lay a foundation for how we approach our new normal. With this next step in reopening the City, we continue to advance this work and begin loosening restrictions to cautiously but optimistically shift the decision making to the individuals and businesses to do what is right for them, their employees, and their customers.”

The San Francisco Department of Public Health intends to issue [final health and safety guidelines](#) to reopen activities allowed under the yellow tier of the State’s Blueprint for a Safer Economy, with some additional local restrictions, effective as of 8:00am Thursday, May 6, 2021. The City will post the revised Health Order with detailed requirements to its [webpage](#) by the end of the day Wednesday May 5, 2021.

San Francisco health officials continue to emphasize the need for masking in indoor public spaces where the vaccination status of other people is unknown and in instances where social distancing cannot be easily maintained. The health order will prioritize the expansion of outdoor activities and encourage businesses to have outdoor options wherever possible. Everyone, including unvaccinated older adults and other unvaccinated people with chronic conditions or compromised immune systems and those who live with them, are urged to get vaccinated if they have not done so already.

Under the new Health Order, the following activities will be opened or expanded.

Activities to Resume Thursday, May 6, 2021

The following activities may be reopened:

- **Indoor bars, breweries and wineries (without meals)**
 - Open to 25% capacity up to 100 people.
 - Must follow indoor dining rules, including sitting at tables of up to eight people to drink.
- **Indoor family entertainment**
 - Unopened activities including ice and roller skating, arcades, golf and playground may open to 50% capacity.
 - Other activities already opened such as mini-golf, pool halls, and bowling alleys may expand to 50% capacity (removing any testing or vaccination requirements).
- **Saunas, steam rooms, and indoor hot tubs**
 - Open to 25% capacity.
- **Buffets and self-serve food**
 - Allowed for takeaway consumption.
 - Allowed for on-site consumption following indoor dining guidelines.
- **Outdoor community sporting events**
 - Up to 500 pre-registered participants per hour, and 1,500 total, can participate in outdoor events like runs, walks, marathons, and other endurance events, and up to 3,000 participants total if all show proof of vaccination or negative test.
 - Participants must be California residents or, if from out-of-state, must be fully vaccinated.
 - All participants must be screened for COVID-19 prior to event.
 - Spectators are allowed following outdoor gathering guidelines.
 - Non-alcohol concessions are allowed in designated food area.
 - Live entertainment or festival areas are not allowed at this time.
 - Events with over 500 participants must have an approved Health and Safety plan.

The following activities may expand their operating capacity:

- **Outdoor small gatherings (including social gatherings)**
 - May expand to 75 participants, even if food and beverages are consumed.
 - Facial coverings may be removed as long as 6 ft of distance maintained between participants (unvaccinated people are encouraged to wear facial coverings).
- **Indoor small gatherings**
 - May expand to 50% capacity up to 50 people, with face coverings (unless everyone is fully vaccinated or there is one unvaccinated household that is low-risk).
- **Offices**
 - May expand to 50% capacity, not counting fully vaccinated personnel.
- **Indoor dining**
 - The 3 households per table limit is lifted. Up to 8 people allowed per table.
 - The cap of 200 patrons is lifted, 50% capacity requirements remain.
- **Outdoor dining**
 - Guests may remove facial coverings once they are seated for the duration of their visit, unless they go inside for any reason.

- Outdoor bars
 - Guests may remove facial coverings once they are seated for the duration of their visit, unless they go inside for any reason.
- Indoor Retail
 - In-store cafes or restaurants may resume following indoor dining guidelines.
 - Common areas, including in shopping malls, may reopen.
- Indoor movie theaters
 - May expand capacity to up to 500 people, 50% capacity requirements remain.
 - Concessions may be available to groups of 8 eating in their seats, with no household limit.
 - Live performances with fewer than 200 patrons or that are incidental to the showing of a motion pictures, like a talk by the film director, are allowed.
 - Other live performances follow live audience performance venue guidelines.
- Outdoor gyms and fitness
 - Face coverings may be removed as long as 6 ft of distance maintained between participants.
- Indoor gyms and fitness
 - May expand to 50% capacity.
 - Classes may expand to 50% capacity up to 200 people.
 - Cardio and aerobic exercise and fitness classes can occur with people 6 ft apart if one of the DPH ventilation measures is implemented.
- Outdoor arts, music and theater festivals (without assigned seating)
 - May expand to up to 100 people.
- Outdoor live audience seated performance venues
 - May expand to 67% capacity, subject to physical distancing requirements.
 - Sections reserved for fully vaccinated guests may be 6 ft from other sections.
 - Any events in which food and beverages are served may host fewer than 300 people without requiring proof of vaccine or negative test.
- Indoor live audience seated performance venues
 - May expand to 50% capacity subject to physical distancing requirements.
 - Sections reserved for fully vaccinated guests may be 6 ft from other sections.
 - Any events of up to 300 people or those that take up less than 25% of the venue capacity do not require an approved health and safety plan or proof of vaccination or negative test as long as face covering are worn at all times.
 - Any events in which food and beverages are served may host fewer than 200 people without requiring proof of vaccine or negative test.
- Outdoor conventions, meetings, and receptions
 - May expand to 200 people, not including fully vaccinated personnel, and up to 400 if all attendees provide proof of vaccination or negative COVID-19 test.
 - Face coverings may be removed as long as 6 ft of distance maintained between participants from different households.
 - If event is comprised of fully vaccinated participants (and negative test for any children 2-16), distancing is not required, though facial covering are.
- Indoor conventions, meetings, and receptions
 - May expand to 200 people, not including fully vaccinated personnel, with all attendees provide proof of vaccination or negative COVID-19 test.
 - If event is comprised of fully vaccinated participants (and negative test for any children 2-16), distancing is not required, though masks continue to be required.

- Indoor swimming pools
 - May expand to 50% capacity.
- Outdoor youth sports, recreation, and dance
 - Fully vaccinated youth may participate in drop-in classes or a la carte fitness programs. Guest participants and “walk ons” are not allowed.
- Indoor adult and youth sports, recreation, and dance
 - Indoor ice hockey, water polo, and wrestling may resume.
 - Indoor athletic recreational facilities expanded to 50% capacity up to 200 people.
 - Participants in low contact sports are only required to maintain 6 ft of distance.
 - Participants in organized and supervised swimming and diving, water polo and wrestling or martial arts programs may remove facial coverings with safety protocols including regular testing, posting a COVID-19 prevention plan, etc. in place.
 - Requirements about the number of leagues or activities participants engage in are lifted (though recommendations to limit participation to two activities, and one if high-contact, remain)
 - Fully vaccinated youth may participate in drop-in classes or a la carte fitness programs. Guest participants and “walk ons” in youth and adult contexts are not allowed.
- Adult day programs and senior community centers
 - May expand to 50% indoor capacity up to 50 people.
 - Food and beverage is allowed following indoor dining guidance.
- Adult Education, Vocational Education, and Institutions of Higher Education
 - Outdoor classes may increase to 75 students.
 - The indoor lecture cap of 200 students lifted, 50% capacity requirements remain.
 - Studying in indoor communal spaces is allowed following library guidelines.
 - Student housing may expand to more than one student per unit.
- Film or media production, live streaming, or broadcasting
 - Expanded to up to 100 people outdoors in a single location with safety protocols in place and up to 300 people with proof of vaccination or negative test.
 - Remains 50 people indoors in a single location with safety protocols in place and up to 200 people indoors with proof of vaccination or negative test..

San Francisco’s reopening updates will be available online Thursday, May 6, at [SF.gov/reopening](https://sf.gov/reopening).

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Asbagh, Claudine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1525 Pine Street-May 6, 2021 P.C. Hearing (2015-009955CUA).
Date: Tuesday, May 04, 2021 1:26:22 PM
Attachments: [1525 Pine - PS Letter + Attachments for May 6, 2021 Hearing \(2015-009955CUA\).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
[San Francisco Property Information Map](#)

From: Peter Ziblatt <peter@pelosilawgroup.com>
Date: Tuesday, May 4, 2021 at 12:49 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Alexis Pelosi <alexis@pelosilawgroup.com>
Subject: 1525 Pine Street-May 6, 2021 P.C. Hearing (2015-009955CUA).

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

Commissioners:

Please see the attached letter in support of the 1525 Pine Street (Regular Calendar Item No. 8) to be heard at the May 6, 2021 Planning Commission Hearing.

Please let us know if you have any questions.

Peter F. Ziblatt

Of Counsel
(415) 273-9670 ex. 2 (o)
(415) 465-9196 (c)
peter@pelosilawgroup.com
www.pelosilawgroup.com

****We have moved. Our new address is 244 Kearny Street, 9th Floor San Francisco, CA 94108**



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From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on building plans for 575 Vermont St
Date: Tuesday, May 04, 2021 8:19:02 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | 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: Ken Waldroff <kenwaldroff@yahoo.com>
Sent: Monday, May 03, 2021 7:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Albert Jew <albertljew@gmail.com>
Cc: Alan Jew <alanjew@gmail.com>
Subject: Re: Comment on building plans for 575 Vermont St

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

Yes, I agree.

On Thursday, April 29, 2021, 10:38:05 AM PDT, Albert Jew <albertljew@gmail.com> wrote:

Hello,
I received notice of the plans for the construction at 575 Vermont St.

I noticed that the building would be a 3-unit 3-story structure.

I feel the building is much too tall and large for the character of the neighborhood, and is trying to add **too many** living units to a small space and dense neighborhood.

I also feel there should be **at least** one off-street parking space for **each** unit. The notice stated "one off-street parking space". Property owners should NOT expect the entire neighborhood to absorb the multiple vehicles this building will certainly add to the neighborhood. It would be naive to think each unit will have only one car.... but the building isn't even allowing for one off-street space per unit!

Currently, I sometimes need to circle 30 minutes or more to find a parking space in the neighborhood! This is only make the problem worse and reduce the quality of life for all the neighbors!

Thank you for your attention to this matter.

Albert Jew
2137 - 18th St

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3441 Washington St, San Francisco, CA 94118
Date: Tuesday, May 04, 2021 8:17:56 AM
Attachments: [311 Noticing Plans - 3441 Washington \(2\).pdf](#)

Commission Affairs

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

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From: Eric Hassall <eghassall@gmail.com>
Sent: Monday, May 03, 2021 6:40 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stephen Sutro <ssutro@sutroarchitects.com>
Subject: 3441 Washington St, San Francisco, CA 94118

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

To: David Winslow, Architect
SF Planning Dept
david.winslow@sfgov.org

Dear Mr Winslow:

I write in response to the Discretionary Review Hearing on the above-named property.
I live immediately to the south-west of it, i.e., overlooking it.

I am pleased the property and the backyard will be upgraded.
The proposed style looks congruent with the neighborhood.
The height increase seems reasonable, i.e., non-obstructive.
I'm in favor of improvement and densification of the neighborhood, as long as views are not obstructed.

Please acknowledge receipt of my email.

Sincerely,

Eric Hassall MD
3440 Clay St
San Francisco, CA 94118

From: [CPC-Commissions Secretary](#)
To: [Catherine Lamm \(CPL\)](#)
Subject: [PG: General Public Comment May 6, 2021](#)
Date: Tuesday, May 04, 2021 8:17:26 AM
Attachments: [PG: 8873.jpg](#)
[PG: 8873.jpg](#)
[PG: 8873.jpg](#)

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.852.7600 | [www.sfdph.org](#)
[San Francisco Property Information Page](#)

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From: SchuT <schuttsht@abcglobal.net>
Sent: Monday, May 03, 2021 5:20 PM
To: Koppel, Joel (CPC) <jkoppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ioniin, Jonas (CPC) <jonas.ioniin@sfgov.org>; Hills, Rich (CPC) <rich.hills@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>
Subject: General Public Comment May 6, 2021

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

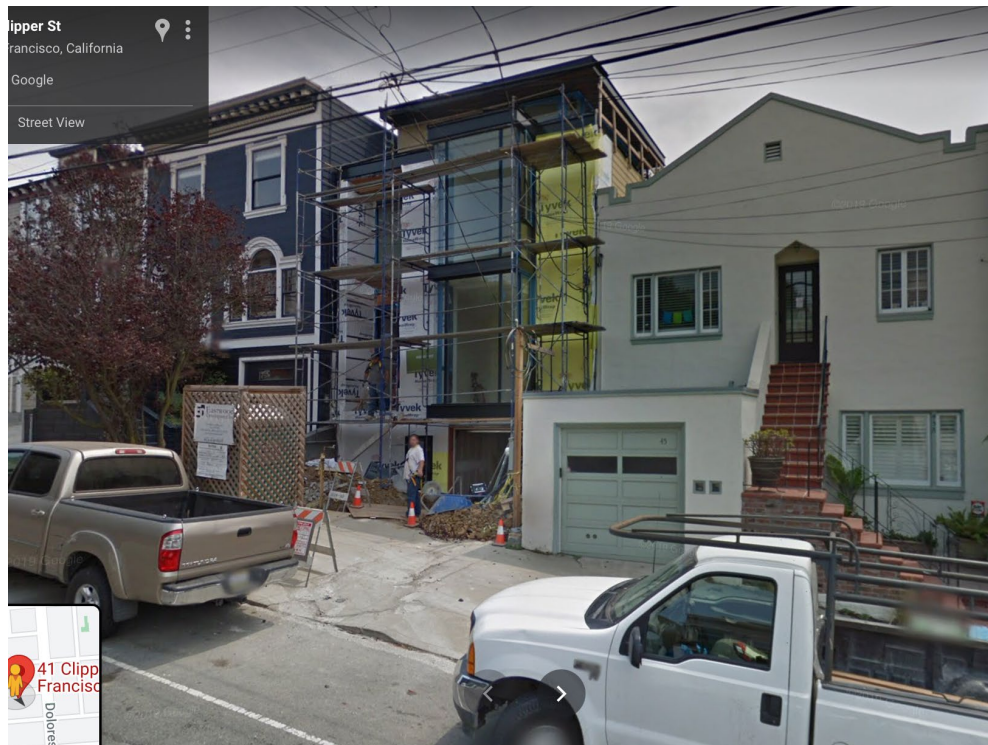
Dear Commissioners:
Below are photos of a project approved as an Alteration that has recently sold again. Please see the sales history below.
This address is 41 Clipper Street.
There are several other projects just like this, that within the past year or so in Nole Valley, that have sold or are for sale for at least a second time since completion and the original flip by speculators.
41 Clipper Street was approved as a major Alteration (horizontal and vertical expansion with complete facade change and interior walls demo'ed as well as new foundation and big excavation). These projects are from approximately 2012 thru 2014/2015/2016 when there were many, many of these projects that should have been reviewed as Demos...and should have precipitated the adjustment of the Demo Calcs per Section 317 (b) (2) (D) as a tool in order to comply with the policy to preserve existing housing.
Below are photos from Google or Redfin for 41 Clipper Street.
There are no published Permit Calculations for this major Alteration at 41 Clipper Street.

Sales History (per Redfin) for 41 Clipper Street
Sold for \$6.3 million in March 2021 (listed for \$5.75 million)
Sold for \$4.2 million in April 2014
Sold for \$1.05 million in November 2012 (listed for \$789K)

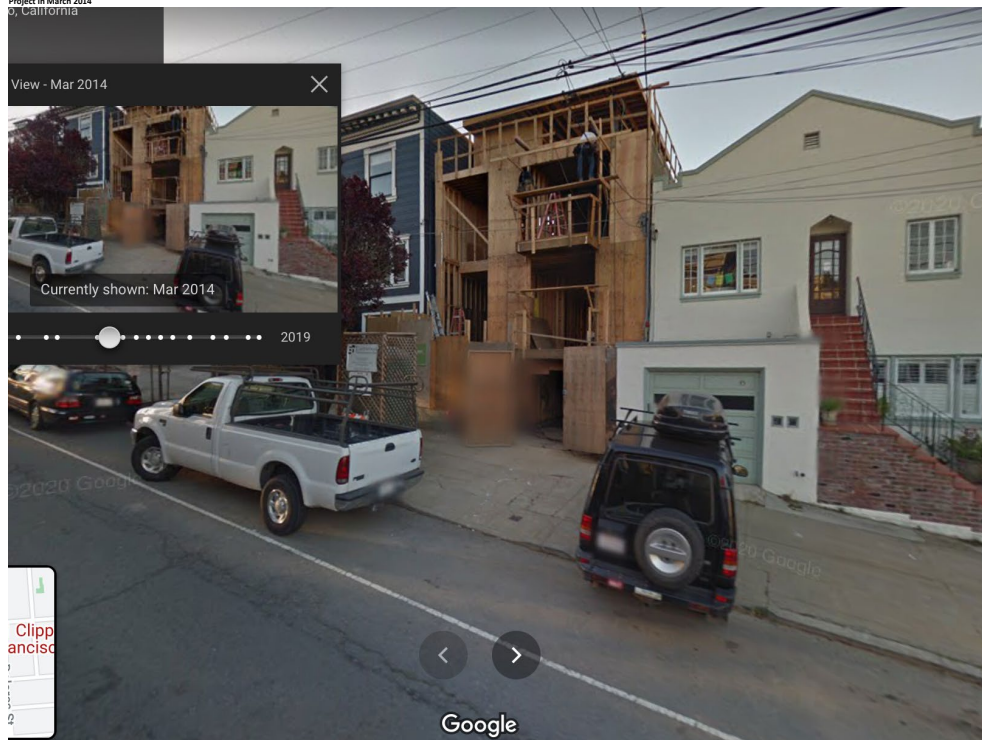
Project since completion after CFC was issued in October 2014



Project in August 2014



Project in March 2014
San Francisco, California



Project in January 2014

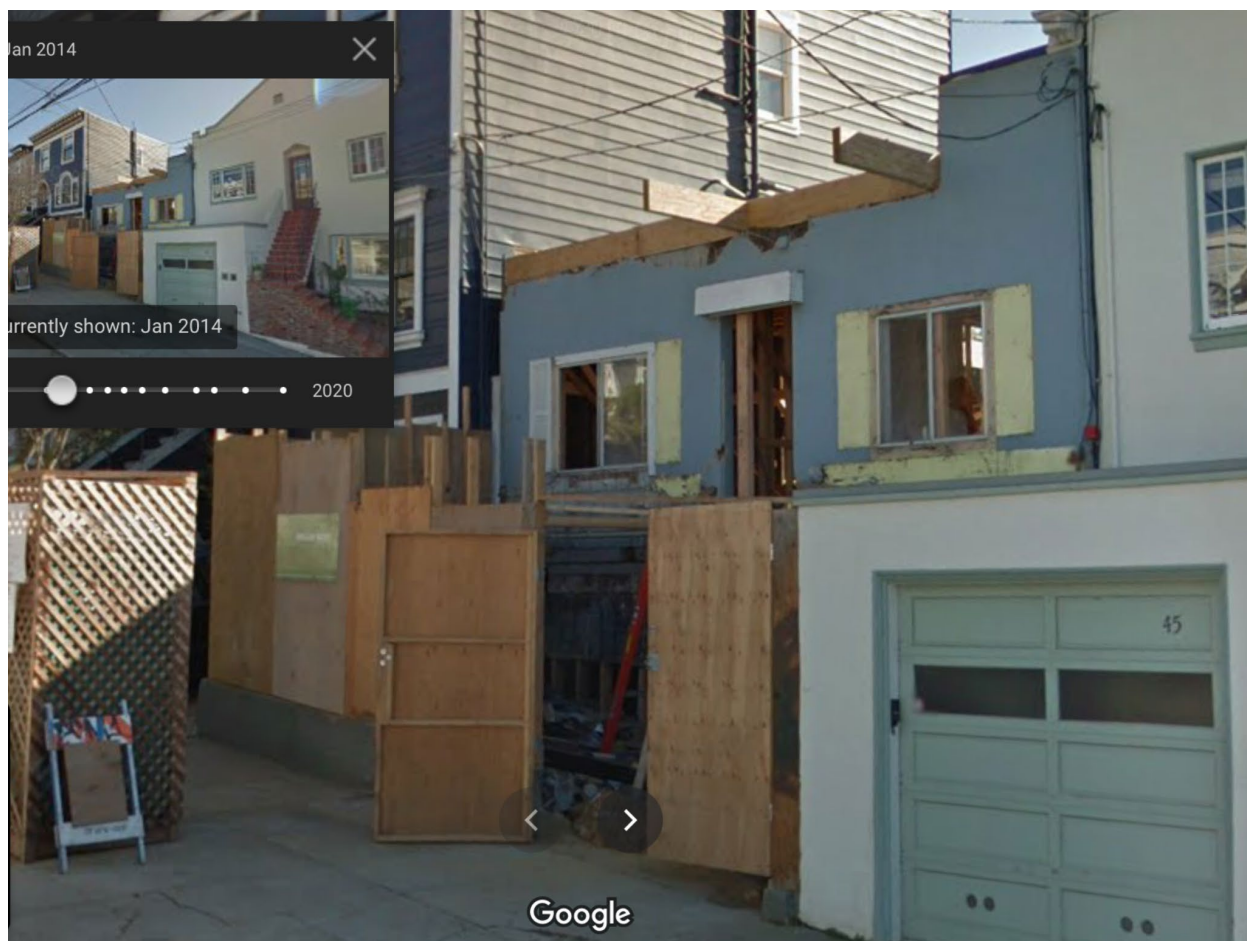


Photo from original Redfin listing Fall 2012 when asking price was under \$1 million



*This is still an ongoing issue. (403 28th Street for example).
Right now a major Alteration is about to start directly across Duncan Street from me. It should have been reviewed as a Demolition.
But really it is a very solid house that could have had a reasonable expansion of the structure to increase the number of bedrooms or even add a unit, but instead is now just another commodity.
This major Alteration on Duncan Street has an inefficient use of interior space and the second unit had illegal egress issues that needed over a year of additional review and revision by DBI and Planning.
(The "honey bucket" for the workers at this site is arriving as I write this.)
This house across the street from me sold in October of 2017 for \$1.375 million)
Thank you and take good care.
Sincerely,
Georgia Schuttish*

Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2020-000886CUA (575 Vermont Street)
Date: Monday, May 03, 2021 4:14:09 PM

Commission Affairs

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

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From: Louk Stephens <louk.stephens@gmail.com>
Sent: Monday, May 03, 2021 11:58 AM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2020-000886CUA (575 Vermont Street)

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

Dear Mr. Christensen:

This letter is in reference to the proposed project at 575 Vermont Street. We are the property owners of the home next door, 567 Vermont Street. After review of the proposed plans for the 575 Vermont project, there are various code issues present in the building design that would make fire exiting non-compliant at the building review stage. As such, we respectfully request the conditional use / demo hearing for this project scheduled for May 13 be delayed in order to require the project sponsor to schedule a pre-application meeting with the Building and Fire Departments as those departments will have comments that require redesign. Thank you for your consideration.

Sincerely,

Chris L. Stephens & Victoria R. Carradero
415-310-3630

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Monday, May 03, 2021 1:03:36 PM

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

From: Rajat Dutta <info@email.actionnetwork.org>
Reply-To: "RajatList@gmail.com" <RajatList@gmail.com>
Date: Monday, May 3, 2021 at 7:24 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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

Jonas Ionin,

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

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

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

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.

Rajat Dutta
RajatList@gmail.com

San Francisco, California 94114

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Letter of Support for 1900 Diamond Street
Date: Monday, May 03, 2021 1:03:12 PM
Attachments: [Support Letter for 1900 Diamond.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
[San Francisco Property Information Map](#)

From: David Gast <dgast@gastarchitects.com>
Date: Monday, May 3, 2021 at 12:13 PM
To: "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>
Cc: "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Marc Babsin <marc@1900diamond.com>
Subject: Letter of Support for 1900 Diamond Street

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

Rafael, [et.al.](#)

Please see my attached letter in support of the development of 24 units of housing at 1900 Diamond Street.

I hope you will agree that this is an exemplary project, and help it along through the approvals process.

Best,

David

David S. Gast, AIA, LEED AP
Principal

GAST ARCHITECTS
355 11th Street, Suite 300
San Francisco, California 94103

Mobile: (415) 298-5051

Email: dgast@gastarchitects.com

Website: www.GastArchitects.com



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** CITY LAUNCHES EFFORT TO HELP SAN FRANCISCO RESTAURANTS APPLY FOR FEDERAL RELIEF
Date: Monday, May 03, 2021 12:56:23 PM
Attachments: [05.03.21 Restaurant Revitalization Fund.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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Monday, May 3, 2021 at 10:43 AM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** CITY LAUNCHES EFFORT TO HELP SAN FRANCISCO RESTAURANTS APPLY FOR FEDERAL RELIEF

FOR IMMEDIATE RELEASE:

Monday, May 3, 2021

Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****

**CITY LAUNCHES EFFORT TO HELP SAN FRANCISCO
RESTAURANTS APPLY FOR FEDERAL RELIEF**

*Applications for the federal Restaurant Revitalization Fund open today, May 3, thanks to
funding from the American Rescue Plan*

Assistance is available to San Francisco restaurants who need help applying

San Francisco, CA — Mayor London N. Breed today announced the City of San Francisco is partnering with the Mission Economic Development Agency (MEDA) and several community-based organizations to assist San Francisco restaurants and other eligible businesses who need help applying for the new, federal [Restaurant Revitalization Fund](#). The Restaurant Revitalization Fund is funded by the American Rescue Plan Act, which Speaker Nancy Pelosi championed in Congress, and will provide grants to help restaurants, bars, and other eating and drinking businesses stay open.

Applications for the Fund opened today, May 3, 2021 at restaurants.sba.gov. This \$28.6 billion program, administered by the Small Business Administration (SBA), will provide eligible businesses with funding equal to their pandemic-related revenue loss in 2020. Eligible businesses for the Fund include restaurants, food trucks, caterers, bars, lounges, bakeries, breweries, wineries, distilleries and other qualifying food service businesses. Every applicant is eligible to apply during the first 21 days, but in that time the SBA will only process and fund applicants from priority groups, which are small business owned by women, veterans, or socially and economically disadvantaged individuals. All eligible businesses are encouraged to

apply as soon as possible.

“We’re doing everything we can to help small businesses in San Francisco – from providing local relief to helping businesses access state and federal dollars. We know that there is still a lot of need out there, and we are grateful for the Biden Administration and Speaker Pelosi’s leadership in securing these additional federal funds,” said Mayor Breed. “San Francisco is lucky to have an amazing, diverse food scene, and we need our local restaurants to make it through this challenging time. Every bit of financial support businesses can get will help them stay open and recover, so we want to encourage all eligible restaurants to apply for this fund.”

“In San Francisco, our restaurants are at the heart of our community life. Thanks to President Biden and Democrats in Congress, the American Rescue Plan has delivered a new lifeline for our local restaurants in the Restaurant Revitalization Fund, especially those that are women-owned, minority-owned and veteran-owned,” said Speaker Pelosi. “Mayor Breed has worked tirelessly to help San Francisco restaurants and small businesses access vital federal relief funding so that they can survive this crisis, and I look forward to working closely with her to build back our vibrant city stronger than ever.”

The Office of Economic and Workforce Development (OEWD) is partnering with MEDA and local community-based organizations to provide technical assistance and outreach to San Francisco restaurants and other eligible businesses, with a focus on reaching businesses that are in SBA’s priority groups. San Francisco community based organizations are providing multi-lingual support and conducting outreach about the Fund in communities of color. Specifically, the City is working with MEDA, Northeast Community Federal Credit Union (NECFCU), Renaissance Entrepreneurship Center Bayview, and the SF Small Business Development Center (SBDC).

San Francisco business owners who need assistance applying for the Fund should go to:

- Mission Economic Development Agency
 - **Website:** medasf.org/restaurant/
 - **Email:** restaurant@medasf.org
 - **Spanish Hotline:** 415-249-2492
- Northeast Community Federal Credit Union (Chinese)
 - **Website:** necfcu.weebly.com/
 - **Phone Number:** 415-434-0738
- Renaissance Entrepreneurship Center Bayview
 - **Website:** rencenter.org/event/rrf-program-info-session/
 - **Phone Number:** 415-348-6223
- SF Small Business Development Center (Spanish, Chinese, Vietnamese)
 - **Website:** sfsbdc.org. New client registration [click here](#) and complete the following form and you will be contacted to schedule an appointment.
 - **Phone Number:** 415-937-7232

A comprehensive list of business resources, including additional partners assisting with applications for the Restaurant Revitalization Fund, is available online at oewd.org/covid19.

“The Restaurant Revitalization Fund is a lifeline for our struggling businesses that have been severally impacted by the loss of revenue since the very start of this pandemic more than a year ago. As San Francisco and the nation begins to reopen and recover, we want to make sure

our businesses; especially our minority and women owned businesses have a head start in applying for these funds,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “We are grateful to have dedicated community partners eagerly stepping up to serve the thousands of small businesses that need technical support to field questions and navigate this relief program and application process.”

Funding amounts may be up to \$10 million per business and no more than \$5 million per physical location. Recipients are not required to repay the funding as long as funds are used for eligible uses by March 11, 2023. Additional information about the Fund, including eligibility requirements, is available [here](#).

“The Restaurant Revitalization Fund is one of the most significant lifelines available to our city’s struggling restaurants, cafes, and bars,” said Luis Granados, CEO of the Mission Economic Development Agency (MEDA). “This partnership between the Mayor’s Office, MEDA, Northeast Federal Credit Union, Renaissance Entrepreneurship Center, and the Small Business Development Center is a vital effort to ensure our Latino, Black, and AAPI business communities get their hands-on support they need to access these funds. Working together, we can help make our food establishments whole and put our city’s residents back to work.”

“We are so thankful to the Small Business Administration for the launch of the \$28.6 billion Restaurant Revitalization Grant fund!” said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. “So many of our San Francisco independent restaurants are still in desperate need of cash to help fund their operations and bring back their workers. We encourage every food serving business who can to apply as soon as possible and we’ll amplify this information to help our members as well. We are grateful to OEWD and to our community partners for their continued commitment and work to assist businesses in going through this stressful application process.”

This is part of San Francisco’s efforts to support small businesses, which have been decimated by this pandemic. Since the beginning of the pandemic, the City of San Francisco has provided immediate and ongoing support for small businesses, including directing more than \$50 million in grants and loans to more than 3,500 small businesses, tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants, meaning that businesses that receive a waiver do not have to pay back the fees at a later date.

In addition to creating and supporting programs that respond to the urgent and ongoing needs of COVID-19, Mayor Breed has continued to invest in programs that regularly support small businesses in San Francisco, including the Nonprofit Sustainability Initiative and Grants for the Arts. Lastly, the City has advanced numerous initiatives to make it easier to operate and open businesses during COVID-19 and beyond, such as the [Shared Spaces](#) program and the [Small Business Recovery Act](#) legislation, which is currently before the Board of Supervisors.

More information about San Francisco’s support for small businesses is available [here](#).

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Corrected exhibits for Item #10, 2021-001979CUA at 141 Leland Avenue,
Date: Monday, May 03, 2021 12:56:11 PM
Attachments: [2021-001979CUA.pdf](#)
[141 Leland Ave Exhibits.pdf](#)

FYI

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

From: "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Date: Monday, May 3, 2021 at 11:20 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Corrected exhibits for Item #10, 2021-001979CUA at 141 Leland Avenue,

Hi Jonas,

Please provide to the Commissioners the corrected Exhibits for Item #10 on this week's Commission Agenda.

I have attached a PDF of the exhibits and a full case report package.

Thank you!

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7366 | www.sfplanning.org
[San Francisco Property Information Map](#)

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](#).

I am working from home during this time and will be available through email.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for May 6, 2021
Date: Friday, April 30, 2021 4:38:09 PM
Attachments: [20210506_cal.docx](#)
[20210506_cal.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20210506.xlsx](#)

Commissioners,
Attached are your Calendars for May 6, 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
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Friday, April 30, 2021 12:05:26 PM

Jonas P Ionin
Director of Commission Affairs

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

From: Natasha Avery <info@email.actionnetwork.org>
Reply-To: "natashagavery@gmail.com" <natashagavery@gmail.com>
Date: Friday, April 30, 2021 at 9:22 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Jonas Ionin,

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

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

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

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

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

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

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

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

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

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

Natasha Avery
natashagavery@gmail.com

San Francisco, California 94110

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES SMALL BUSINESS WEEK
Date: Friday, April 30, 2021 12:05:09 PM
Attachments: [04.30.21 Small Business Week.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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, April 30, 2021 at 11:28 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES SMALL BUSINESS WEEK

FOR IMMEDIATE RELEASE:

Friday, April 30, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

SAN FRANCISCO LAUNCHES SMALL BUSINESS WEEK

Starting May 1, a weeklong series of events will highlight recovery and celebrate the resiliency and vibrancy of San Francisco's small businesses

San Francisco, CA — Mayor London N. Breed today announced the launch of San Francisco's Small Business Week, which will take place from Saturday, May 1 to Friday, May 7, 2021. This year's small business week will include resources and information that will support small businesses and entrepreneurs as San Francisco gets on the road to recovery from the COVID-19 pandemic.

San Francisco's 94,000 small businesses make up over 93% of total businesses in the city and support more than 364,000 jobs. As cornerstones of San Francisco's neighborhoods and communities, the small business sector will be central to the city's economic recovery in the wake of the COVID-19 pandemic.

"Over the past year, the COVID-19 pandemic has decimated many of our small businesses. Throughout it all, business owners and their employees have shown tremendous resilience and strength, with many adapting their business models and implementing public health guidelines," said Mayor Breed. "With more businesses and activities reopening and more people getting vaccinated each day, the future for our City is bright. We all need to do our part to ensure our small businesses can recover and keep moving forward. This Small Business Week will provide San Francisco's small businesses with resources and support to help them stay open and come back even stronger than before."

The theme for the 17th Annual San Francisco Small Business Week is *Roots of Recovery*, and the week will include resources and information for small business owners at every point in their small business journey. The City has partnered with the San Francisco Chamber of Commerce to host a series of informational events, networking opportunities, and business-building workshops to highlight available resources and best practices for businesses as the city builds towards recovery.

“This Small Business Week is a great opportunity for San Franciscans to celebrate the incredible resilience of our small businesses and support our neighborhood merchants as they reopen after a year of unprecedented challenges,” said Anne Taupier, Acting Director of the Office of Economic and Workforce Development. “Small businesses are the economic and cultural cornerstones of our communities, and right now they are relying on all of us to shop small, protect local jobs, and work together to support a stronger and more vibrant San Francisco.”

“Our San Francisco small business community has faced true hardships over this last year, but we have proven how resilient and vibrant our small businesses can be,” said Rodney Fong, President and CEO of the San Francisco Chamber of Commerce. “Our residents have stepped up throughout the pandemic to support their beloved neighborhood businesses - that sentiment should be celebrated during Small Business Week and throughout the year. I look forward to this year’s San Francisco Small Business Week as an opportunity to help our small businesses as we look towards a recovery.”

This Saturday, May 1, Small Business Week will kick-off with the installation of 13 floral butterflies placed throughout San Francisco’s merchant corridors. The butterfly wings, built by local artists and designers, are six to nine feet in diameter and constructed of natural materials and fresh flowers. The wings are a partnership with the San Francisco Flower Mart, the Office of Economic and Workforce Development, and Kilroy Realty and are designed to attract shoppers to San Francisco’s merchant corridors. A map of the wings can be found on [Shop and Dine in the 49](#).

May 1 also marks the start of the Small Business 30-day Challenge. Organized by Small Business Commission President Sharky Laguana and small business owner and SFMTA Board Director Manny Yekutieli, the challenge will begin on May 1 and go through May 31, with the goal of encouraging individuals to shop at local businesses for the entire month and for all of their shopping needs as much as they can. Individuals who choose to participate are encouraged to post on social media using the hashtag #SmallBizChallenge. More information is available [here](#).

“It is so exciting to start to see the City opening up again, and the Small Business 30 day Challenge is a great way to help our small businesses recover,” said Small Business Commission President Sharky Laguana. “We all use online stores and services, so it is going to be an interesting challenge to see if we can get by for the month of May by shopping and dining only at our local small businesses. We hope everyone will tag their favorite small businesses with the #SmallBizChallenge hashtag, and visit our website at [SmallBiz30.com](#) to take our pledge challenge and find interesting places to shop!”

Since the beginning of the pandemic, the City of San Francisco has provided immediate and ongoing support for small businesses, including directing more than \$50 million in grants and loans to more than 3,500 small businesses, tens of millions of dollars in fee and tax deferrals,

and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants, meaning that businesses that receive a waiver do not have to pay back the fees at a later date.

In addition to creating and supporting programs that respond to the urgent and ongoing needs of COVID-19, Mayor Breed has continued to invest in programs that regularly support small businesses in San Francisco, including the Nonprofit Sustainability Initiative and Grants for the Arts. Lastly, the City has advanced numerous initiatives to make it easier to operate and open businesses during COVID-19 and beyond, such as the [Shared Spaces](#) program and the [Small Business Recovery Act](#) legislation, which is currently before the Board of Supervisors.

Small business owners and employees looking for assistance should go to oewd.org/covid19. Businesses can also call the hotline at 415-554-6134, and employees can call the hotline at 415-701-4817. Assistance is available in multiple languages.

More information about San Francisco's support for small businesses is available [here](#).

About Small Business Week

This year's San Francisco Small Business Week will take place from May 1-7 and is partnership between business and government organizations to honor and support the thousands of small businesses and entrepreneurs that call San Francisco home. As part of National Small Business Week, it celebrates the contributions and achievements of small business owners by offering a series of educational and networking events designed to inspire, empower, and connect the members of our business community. For more information on San Francisco Small Business Week, go to sfsmallbusinessweek.com.

###

From: [CPC-Commissions Secretary](#)
Cc: [Flores, Veronica \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission hearing May 13
Date: Friday, April 30, 2021 11:41:02 AM
Attachments: [genl3.docx](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Judith Robinson <judyrobosf@gmail.com>
Sent: Thursday, April 29, 2021 4:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: Commission hearing May 13

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

Subject: Commission hearing May 13
Date: Thu, 29 Apr 2021 16:33:08 -0700
From: Judith Robinson <judyrobosf@gmail.com>
To: joel.koppel@sfgov.org

President Koppel,

Please see attached for message to be added to the hearing record on the matter.

J. Robinson

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 468 Turk Street -- May 6th Planning Commission Hearing
Date: Friday, April 30, 2021 11:39:03 AM
Attachments: [210428-468 Turk-Planning Commission.pdf](#)

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Mark Macy <markm@macyarchitecture.com>
Sent: Thursday, April 29, 2021 4:09 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: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 468 Turk Street -- May 6th Planning Commission Hearing

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

Dear President Koppel and Commissioners,

Please find the attached letter regarding 468 Turk for the upcoming May 6th Hearing.

Sincerely,

--

Mark Macy, AIA, LEED AP
Principal
Macy Architecture
315 Linden Street
San Francisco, CA 94102
USA
direct (415) 551-7633

tel (415) 551-7630, ext. 233

email markm@macyarchitecture.com

web <http://www.macyarchitecture.com>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)
Date: Friday, April 30, 2021 8:15:47 AM
Attachments: [0 Guttenberg St. Memo 20210430.pdf](#)

FYI

Jonas P Ionin
Director of Commission Affairs

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

From: "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>
Date: Friday, April 30, 2021 at 8:01 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>
Subject: 0 Guttenberg St. Memo to PC (2018-016721CUAVAR)

Hi Jonas,

Attached please find the Memo to Planning Commission for the Project at 0 Guttenberg St. (2018-016721CUAVAR) to be distributed today. The Memo is in response to the Commission's comments on April 15, 2021.

Please let me know if you have any questions.

Thanks,
Gaby

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

Note: I will be out of the office on April 9th and 23rd

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

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Today's Board Report
Date: Thursday, April 29, 2021 3:09:47 PM
Attachments: [2021_04_29.pdf](#)

Commission Affairs

San Francisco Planning
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From: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Sent: Thursday, April 29, 2021 1:39 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: Today's Board Report

Please see attached.

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

[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](#).