

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CONTRIBUTIONS TO SAN FRANCISCO'S 'SUMMER TOGETHER' INITIATIVE
Date: Thursday, May 13, 2021 9:46:42 AM
Attachments: [05.13.21 Summer Together Sponsors.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: Thursday, May 13, 2021 at 9:30 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CONTRIBUTIONS TO SAN FRANCISCO'S 'SUMMER TOGETHER' INITIATIVE

FOR IMMEDIATE RELEASE:

Thursday, May 13, 2021

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

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

MAYOR LONDON BREED ANNOUNCES CONTRIBUTIONS TO SAN FRANCISCO'S 'SUMMER TOGETHER' INITIATIVE

New donations for Summer Together from Stripe, Instacart, Google, UNIQLO, LinkedIn, and Facebook will support San Francisco's efforts to offer free summer programming for public school students

San Francisco, CA — Mayor London N. Breed and community organization TogetherSF today announced significant new sponsorship from several businesses for the Summer Together Initiative. Starting next month, Summer Together will offer a combination of free in-person and virtual learning experiences for public school students this summer.

Summer Together is funded through a public-private partnership between the City of San Francisco and philanthropic support. Today, Mayor Breed announced the City has secured additional business support for Summer Together from Stripe, Instacart, Google, UNIQLO, LinkedIn, and Facebook. These new contributions are in addition to the \$25 million philanthropic gift from Crankstart, which supported the launch of the initiative. Other businesses that are interested in supporting Summer Together can contribute both monetary and non-monetary support, like food or physical space for learning programs via the Give2SF COVID-19 Response and Recovery Fund.

"I'm so excited that this summer we will be able to provide San Francisco students with in-

person and virtual opportunities to learn,” said Mayor Breed. “As we’ve been saying from the start of this pandemic, it takes a village to take care of our young people. Thanks to the generous contributions of these new sponsors, our Summer Together initiative is even stronger and will have more resources to ensure San Francisco kids have a great summer of learning and fun.”

Summer Together aims to help San Francisco Unified School District (SFUSD) students impacted by learning loss due to the COVID-19 pandemic engage in meaningful, fun, and academically integrated programming and experiences. The Initiative aims to serve SFUSD students, with a focus on supporting the City’s highest need students and families. Summer Together is coalition of San Francisco community organizations, nonprofits, businesses, SFUSD, and City departments. TogetherSF, a community organization, is providing administrative and operational support for the Summer Together Initiative.

“It’s remarkable seeing the local business community step up to make this a great summer for San Francisco’s students,” said Griffin Gaffney, the co-founder of TogetherSF, a volunteer network that helped with rallying the corporate donations to support the launch of Summer Together. “This is an all hands on deck moment for our city, and so we’re proud to see these corporate partners come forward to help. But we can’t stop here — and we hope to see volunteers from across the city come out and donate their time to help ensure the Summer Together initiative is a huge success for students and for San Francisco.”

New Support for Summer Together

San Francisco’s business community has come together to provide office space, transportation, food, and funding so that kids can safely return to in-person learning and have the resources they need to be successful. Corporate donors have been essential to making this happen. The City is receiving office space and 25 staffed buses from Google, groceries for 1,000 families from Instacart, 25,000 masks from UNIQLO, office space from Stripe, and additional financial support from Facebook and LinkedIn.

“We’re excited to offer up our Community Space and provide up to 25 shuttle buses and drivers to get San Francisco kids to their YMCA summer programs,” said Adrian Schurr, [Google.org](https://www.google.org)’s Bay Area Giving Lead. “Students deserve every opportunity, and we are proud to be part of the broad group that has come together to create a summer of in-person learning opportunities after over a year of remote learning.”

“At the core of our mission is access. COVID-19 [has widened systemic inequalities](#) and we believe we’re uniquely positioned to remove barriers to food and support communities as families and kids [rebound from](#) a very hard year,” said Dani Dudeck, Chief Communications Officer at Instacart. “We’re happy to join forces with our peers and local partners like Together SF to support our neighbors, and the Summer Together initiative - providing groceries to 1,000 youth and their families over the summer.”

“UNIQLO is thankful for this opportunity to support the Summer Together initiative with the donation of 25,000 of our AIRism masks,” said Daisuke Tsukagoshi, CEO of UNIQLO USA, LLC. “We are happy to help the community and contribute to help everyone spend more time together safely, be it enjoying outdoor play or indoor learning.”

Summer Together Initiative

After a year of not being in the classroom, San Francisco’s public school students have fallen

behind academically and emotionally. Mental health experts report that children of all ages are experiencing severe social, emotional, and mental health issues such as depression and anxiety. These learning and wellness issues are significantly magnified in African American, Latino, Pacific Islander, low-income, and English Language Learner children and families.

This year, the City and School District's summer offerings will focus on continuity of learning and will expand beyond traditional programs to include curriculum to combat learning loss, ensure credit recovery for high school students, and provide comprehensive support for families. Each individual family will be offered a range of supports for their children from free summer reading books easily picked up at any San Francisco Public Library to a full day of in-person learning at school sites, Community Hubs, or Recreation and Park Camps.

Summer Together will offer free learning opportunities that also includes, short-duration, support opportunities such as mental health and wellness counseling, on an as-needed basis.

- **Academic In-Person Learning.** Programming will be hosted at Public School buildings, Recreation and Park Centers, nonprofit spaces and private commercial spaces, facilitated by San Francisco's Department of Children, Youth and Their Families (DCYF) community-based organizations and SFUSD's summer school program. (17,720 slots)
- **In-Person Summer Camp.** Scholarships will be provided for students to attend summer camp with San Francisco's Recreation and Park Department, private camp providers and DCYF funded community based organizations. (8,300 slots)
- **Virtual Learning Opportunities.** Online programming opportunities from public and private organizations. (2,000 students)
- **Independent learning.** All SFUSD students will be eligible for up to ten summer reading books, to be distributed by the San Francisco Public Library. (50,000 students)

“After this pandemic, San Francisco will be known as the City that said we will do whatever it takes to support our children and youth - particularly from our most marginalized communities - to get the support and services they need,” said Maria Su, DCYF Director. “We have demonstrated this and will continue to deepen our commitment to build an infrastructure of multi-sector partnerships and collaborations to ensure the success of our City's children, youth and families.”

DCYF has brought together partners from across the City to offer a diverse array of learning options that will be available to San Francisco public school students. Families are encouraged to visit <https://www.dcyf.org/summertogether> page for up-to-date enrollment and resource information from participating summer camp and program partners. Registered students will begin programming starting on June 14, 2021.

To find out more information about Summer Together volunteer opportunities, go to [summertogether.org](https://www.dcyf.org/summertogether).

###

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St, case number: 2019-019373DRP-02
Date: Thursday, May 13, 2021 12:22:15 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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[San Francisco Property Information Map](#)

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From: Barnett Klane <barnett.klane@gmail.com>
Sent: Thursday, May 13, 2021 12:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo St, case number: 2019-019373DRP-02

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To whom it may concern,

I am a San Francisco home owner within the Inner Sunset and have fallen in love with the businesses of Hugo street as a safe atmosphere to bicycle, walk thanks to minimal traffic and no construction. That is why I'm disappointed to hear about construction that puts these businesses at risk after an especially tough year due to COVID in order to build luxury condos that would only house two sets of tenants. There is no doubt that such an obstacle for these businesses will put them at unnecessary risk while providing no value to the neighborhood. If this was for affordable housing of a few more tenants, I could be convinced but with the current plan I urge you to not support this project.

Best,
Barnett Klane

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: DR's Continued
Date: Thursday, May 13, 2021 9:03:24 AM

Commissioners,

Please be advised that both DR's are being continued from today's Agenda. They will be considered next week.

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St, Case number: 2019-019373DRP-02
Date: Thursday, May 13, 2021 8:09:26 AM

Commission Affairs

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From: Jennifer Hassen <jenhassen@gmail.com>
Sent: Wednesday, May 12, 2021 4:09 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: 217 Hugo St, Case number: 2019-019373DRP-02

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Hello,

I am writing today to address the proposed building construction at 217 Hugo St. I am strongly against this construction and I urge you to deny this building proposal.

Hugo Street is home to several of my favorite small businesses who have already struggled during this horrific pandemic. Hugo Launderette is one of the best and cleanest laundromats in the area. Body Philosophy Club is a small vintage store frequented by many neighbors. Yo Tambien Cantina serves the best michelada in the city (hands down), and UC Market is my go-to market for beer and last minute essentials. These businesses are essential to the makeup of Hugo Street and are owned by immigrants and queer women.

Hugo Street is incredibly narrow (I have had my car side-swiped there on several occasions) and parking is already very tough. The introduction of construction equipment, large trucks, dumpsters, etc. will disrupt the already difficult parking situation driving would-be customers away from these businesses. As a former resident on 4th and Irving I have struggled to find parking on GOOD days, let alone days where construction is happening. I've had friends meet me at Yo Tambien Cantina for drinks and tamals, only to have to park four to five blocks away.

While I understand wanting to bring new residents into the neighborhood this is not the right time to disrupt small, local businesses who have already weathered 14 months of decreased revenue due to covid19. The existing building (once a dance studio) is zoned for commercial use and allowing a developer to place a 4 story luxury condo in this space is taking away from the community space aspect of Hugo Street.

This has been a hard year for everyone. Please, think of the local small businesses and the owners of these businesses. Living in San Francisco can be hard - please don't make it harder for them.

Sincerely,
Jennifer Hassen

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: **PRESS RELEASE** PEOPLE 12 AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO
Date: Thursday, May 13, 2021 8:05:41 AM
Attachments: [05.13.21 Vaccine Eligibility 12+.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, May 13, 2021 at 8:04 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: **PRESS RELEASE** PEOPLE 12 AND OLDER ARE NOW ELIGIBLE TO RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO

FOR IMMEDIATE RELEASE:

Thursday, May 13, 2021

Contact: San Francisco Joint Information Center, dempres@sfgov.org

****PRESS RELEASE****

**PEOPLE 12 AND OLDER ARE NOW ELIGIBLE TO
RECEIVE THE COVID-19 VACCINE IN SAN FRANCISCO**

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

San Francisco, CA — Starting today, May 13, in accordance with state and federal guidance, individuals age 12 and over in San Francisco are now eligible to receive a Pfizer COVID-19 vaccine. The Pfizer vaccine, the only vaccine approved for this age group, is very effective in teenagers with studies showing that it prevents up to 100% of COVID-19 infections and produces protective antibodies.

“This expanded eligibility is important progress in our fight against COVID-19, one that is especially encouraging as we look to fully open all of our schools for full-time, in-person learning” said Mayor London Breed. “By creating a network of vaccination sites in our city, we’ve focused on making the vaccines easy to access by meeting people where they are. We will continue that effort with strategies specifically targeting our youth and their families. As we bring this focus to younger people, we encourage everyone to take this opportunity to make sure all eligible family members are getting vaccinated. When our families are healthy and strong, our city is too.”

On April 13, San Francisco expanded eligibility to people 16 and older. More than 75% of people who are eligible in San Francisco have received at least one dose of the vaccine and

the City is currently vaccinating roughly 8,500 residents per day. On May 10, the Food and Drug Administration (FDA) authorized the emergency use of the Pfizer vaccine for people between the ages of 12 and 15. Following the additional review by the Advisory Committee on Immunization Practices and the Western States Scientific Safety Review Workgroup, which concluded on May 12, the City will begin administering the vaccine to this age group on Thursday, May 13. Pfizer is the only vaccine approved for individuals younger than 18.

There are approximately 25,000 children ages 12 to 15 in San Francisco. The City has developed a robust distribution infrastructure that includes high-volume vaccination sites, neighborhood sites, community clinics, pharmacies, and mobile vaccination teams to make receiving the vaccine as convenient, comfortable and low-barrier for as many people as possible, particularly in those neighborhoods disproportionately affected by the pandemic. With this eligibility expansion, SFPDH/COVID Command is collaborating with San Francisco Unified School District (SFUSD) to bring vaccines to select school sites located in communities that have been hard hit by COVID-19. Those newly eligible and their families should visit [SF.gov/getvaccinated](https://sf.gov/getvaccinated) to learn about options for receiving the vaccine and to find links to schedule appointments at different vaccination sites administering the Pfizer vaccine.

“The fact that we are at a point in this pandemic where we can offer vaccines to youth ages 12 to 15 is a truly remarkable sign of progress,” says Dr. Grant Colfax, Director of the Department of Public Health. “The more people we vaccinate, the more we can get back to the things we love without the fear of contracting COVID-19 and spreading it to a friend or loved one. As we have done with each eligibility expansion, we will continue to work alongside our partners to ensure equitable access to vaccines for communities that have been most impacted by COVID-19. I want to encourage everyone to get vaccinated as soon as possible so that we can all look forward to a great summer.”

Generally, parent or legal guardian consent is required for COVID-19 vaccinations of minors, unless they meet the criteria for emancipation or self-sufficiency as defined by the state. In anticipation of the FDA emergency use authorization to administer Pfizer to the newly eligible group, SFPDH issued a new emergency health order, [C19-19](#), that enables minors 12 and older to consent to receive FDA-approved COVID-19 vaccines. The healthcare provider administering the vaccine must reasonably attempt to notify a person with legal authority to consent to medical care for that minor, such as a parent or guardian, and allow that person the opportunity to object administration of that dose.

“People who are hesitant to receive a vaccine are more likely to get one if someone they know and trust encourages them to do so. This is especially true for teens who may be wary of taking advice from grownups,” said Mary Ellen Carroll, Executive Director, San Francisco Department of Emergency Management. “Help us end this pandemic by getting a vaccine and encouraging your friends, classmates and family to receive one. We must all work together so we can get back to enjoying our lives together.”

In addition to the new health order, SFPDH and the COVID Command Center have been making operational plans to accommodate new demand for vaccines and conferred with school, faith, and community leaders on strategies to promote vaccine access. This effort included planning sessions with officials at SFPDH’s Population Health Division, San Francisco Health Network, SFUSD, as well as the City’s Department of Children, Youth and Their Families (DCYF).

The vaccination strategy for people ages 12-15 includes administering the Pfizer vaccine throughout San Francisco's various vaccination sites, including the high-volume sites as well as select neighborhood sites that are equipped to administer the Pfizer vaccine. It also calls for establishing family vaccination events, access to informational materials and to doctors at certain sites to answer questions about the vaccine as well as direct referrals through trusted community partners and the City's Community Hubs.

"Through the pandemic, our Community Hubs operated by city and community-based partners have provided essential in-person supports to our youth and families beyond distance learning and out of school time activities," said DCYF Director Maria Su. "Our Hubs will not only continue to be beacons of hope and support, they will amplify efforts to provide referrals, information and direct families to our City's vaccination resources including standing up family vaccination sites."

"We are eager to support our students in accessing vaccines at SFUSD sites in addition to many other locations across the City. I want to thank the SFUSD staff and our community partners who have made this possible," said SFUSD Superintendent Dr. Vincent Matthews. "Vaccinations are one of the most effective preventative measures in stopping the spread of COVID-19 and saving lives. I encourage all students who are able to get the vaccine to do so as soon as possible. It will be an excused absence!"

On Wednesday, May 12 at 7 p.m. San Francisco's Health Officer Dr. Susan Philip; Dr. Lillian Brown, Assistant Professor of Medicine at UCSF - HIV, Infectious Diseases; and Global Medicine and Dr. Lee Atkinson-McEvoy – UCSF Division Chair of Pediatrics hosted a COVID-19 Pediatric Town Hall to address questions from the public. The meeting is archived on SFGovTV's YouTube channel: https://youtu.be/y7_0B3sUSN8. The City will continue to provide regular updates to the public about the vaccine at [SF.gov/covidvaccine](https://sf.gov/covidvaccine).

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

Vaccine Appointment Information

When possible, the City recommends scheduling an appointment to guarantee a spot. Visit sf.gov/getvaccinated to locate a site that is administering the Pfizer vaccine.

Drop-in sites with the Pfizer vaccine serving residents living in the following priority zip codes: Bayview (94124), Visitacion Valley (94134), Excelsior/Outer Mission (94112), Mission/Bernal (94110), Potrero/Dogpatch (94107), Tenderloin (94102), SOMA/Civic Center (94103), Western Addition (94115) and Treasure Island (94130):

- **Bayview: Southeast Health Center**, 2401 Keith St., 7 days a week, 9am - 4pm; For residents in all priority zip codes
- **Mission: 24th and Capp**, Sunday-Wednesday, 9am - 4pm; Priority given to Mission residents
- **Mission: 18th and Shotwell**, 3271 18th St., Thursday-Saturday, 11am - 6pm; Priority given to Mission residents
- **Mission/Potrero: Zuckerberg San Francisco General Hospital**, 1001 Potrero Ave., Monday-Saturday, 8am - 4pm; For residents in all priority zip codes

- **Starting May 15 - Sunnydale:** 2055 Sunnydale, Saturday, 9:30am - 3pm; Live, work or receive services in 94112, 94124, 94134
- **Starting May 18 – Tenderloin: Larkin Street Youth Service,** 134 Golden Gate Ave., Tuesday 9:30-3:30pm; Live, work or receive services in 94102, 94103
- **Starting May 19 – OMI:** 50 Broad St., Wednesday and Friday 9am – 6 pm, and Saturday 9am – 3pm; Live, work or receive services in 94112, 94127 and 94132

Drop-in hours at sites serving all eligible residents. If individuals wish to make an appointment instead, visit the website listed above.

- **City College UCSF,** 55 Frida Kahlo Way. Drive-thru drop-ins today, 5/13
- **SF Market,** 901 Rankin Street, Monday-Friday, 9am – 4pm
- **University of San Francisco** (Operated by Kaiser Permanente), 2975 Turk Blvd, Monday-Friday, 10am - 12pm and 1pm - 4pm

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

Individuals who are 65 and older, with disabilities and who are unable to easily access the internet or schedule an appointment through their provider, may call (628) 652-2700 to learn about vaccine options and receive assistance in booking an appointment to some locations.

###

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment for 575 Vermont Street hearing May 13
Date: Thursday, May 13, 2021 7:55:29 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: Katherine French <kfrench2000@hotmail.com>
Sent: Thursday, May 13, 2021 7:48 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment for 575 Vermont Street hearing May 13

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

Dear SF Planning Commission,

I own a condo and live on the 500 block of Vermont Street and am writing concerning the proposed new construction at 575 Vermont Street. I support residential development in our neighborhood. Although I will be sad to lose the green space with the beautiful Japanese maple tree that I pass on walks up the hill, I welcome development that will make our street more beautiful and more valuable. What I do not support is a building whose design is faulted for four reasons.

- It is too high compared to its neighbors. The 500 block of Vermont Street is sloped and each successive downhill building is shorter than its uphill neighbor; 575 Vermont Street as planned is notably taller than its uphill neighbor. This impedes views, morning sunlight on the sidewalk and street, and is out of proportion with the neighbors.
- Its building wall at the sidewalk replaces the garden setback that is common to other houses on the eastern side of the street and is out of place. It replaces a friendly neighborhood sidewalk feel with an unwelcoming gated barrier.
- Its design is modern, out of place in a neighborhood of historic gabled houses. The original, unrenovated exteriors with peaked roofs and bay windows here preserve the

authentic neighborhood feel of this block of Potrero Hill. These trendy rectilinear modern giants have plenty of design integrity, just not in this neighborhood.

- It does not provide enough parking. This building retains parking for one car (current state) but adds two more units that will rely on tight street parking.

Thank you for your consideration.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public Comment: Project 217 Hugo St. / Case Number: 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:53:41 AM

Commission Affairs

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From: Jevin Almazan <jevinalmazan@gmail.com>
Sent: Wednesday, May 12, 2021 4:59 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Public Comment: Project 217 Hugo St. / Case Number: 2019-019373DRP-02

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Hi all,

I would like to comment with my opposition of the project 217 Hugo St. with case number 2019-019373DRP-02. I live just a few blocks away from this project and actively support the local businesses in its vicinity and am acquainted with neighbors in the nearby buildings.

The small businesses in the immediate vicinity, Yo Tambien Cantina, UC Market, Body Philosophy, and UC Market have been through enough difficulties with the pandemic and I believe this project would adversely affect their businesses due to congestion, noise, and construction waste materials. I am a professional engineer in the architectural/engineering/construction industry so I am aware of what a construction site might look like, especially a project of this scale in such a small, quiet street. It will be disruptive for both the small businesses and for my neighbors who will likely continue working from home even as the slow re-opening continues.

I do not believe this project is in the best interests of our immediate community or San Francisco as a whole. It does not make sense to build luxury condos in this neighborhood and as I understand it, no part of it will be affordable housing. It was made clear by the passing of Prop K this past November that the people of San Francisco recognize the need for affordable housing and not the

addition of more luxury units in any neighborhood. Though the 217 Hugo St project is not directly related to Prop K, I believe it would be contradictory to allow such luxury units to be built in a city that does not need or want them.

Sincerely,
Jevin Almazan
1240 7th Ave

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In Opposition to Project 217 Hugo Street - Case # 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:53:26 AM

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From: Kate Ursu <katemursu@gmail.com>
Sent: Wednesday, May 12, 2021 5:01 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: In Opposition to Project 217 Hugo Street - Case # 2019-019373DRP-02

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Hello —

I am emailing as a SF resident to cite my opposition to the construction of two luxury condos. This move puts small businesses at risk — especially after a tremendously difficult year for local, small shops. The businesses on the street are vital to the community, and are immigrant owned and queer women owned spaces.

If you're familiar with Hugo street, you know the parking is narrow and limited. Large trucks and construction vehicles taking up space will only take away valuable foot traffic to these neighborhood gems.

SF needs to value its small businesses and the people in our communities that make this city what it is. Constructing two luxury condos comes at a grave cost — we are compromising the very fabric of our community — small businesses and their owners— for a space that cannot be enjoyed by the masses.

If we've learned anything after 2020, we need to take care of each other and take care of the community. I implore you to make the decision that values these two things — stopping the

construction on 217 Hugo.

Thank you for your consideration and I look forward to the right decision being made.

Best,
Kate Ursu

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: no luxury condo (project 217 Hugo St. and case number: 2019-019373DRP-02)
Date: Thursday, May 13, 2021 7:52:59 AM

Commission Affairs

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From: Roxanne Rosensteel <xannyr@gmail.com>
Sent: Wednesday, May 12, 2021 4:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: no luxury condo (project 217 Hugo St. and case number: 2019-019373DRP-02)

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

To whom it may concern,

I'm reaching out to oppose and contest the proposal to build a luxury condo on Hugo Street.

Just emerging from the fog of the pandemic, this proposal could not come at a worse time for the Sunset neighborhood. 2-3 years of construction on a narrow street that would seriously impact the livelihoods of small business (queer, immigrant) owners on Hugo Street. Small businesses like Body Philosophy Club, Yo Tambien Cantina and UC Market contribute immeasurable value, texture and vibrancy to the Inner Sunset. They cannot afford another huge setback and may not come out the other side. And for what, a luxury condo? (As opposed to affordable housing, which would be an entirely different story)

Thank you for taking the time to read this.
Asking you to reconsider and think about the needs of the neighborhood, not money.

Best,
Roxanne Rosensteel

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St, Case number: 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:52:16 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: Andrew Heinrich <a.heinrich20@gmail.com>
Sent: Wednesday, May 12, 2021 4:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St, Case number: 2019-019373DRP-02

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Hello,

I am writing today to address the proposed building construction at 217 Hugo St. I am strongly against this construction and I urge you to deny this building proposal.

Hugo Street is home to several of my favorite small businesses who have already struggled during this horrific pandemic. Hugo Launderette is one of the best and cleanest laundromats in the area. Body Philosophy Club is a small vintage store frequented by many neighbors. Yo Tambien Cantina serves the best michelada in the city (hands down), and UC Market is my go-to market for beer and last minute essentials. These businesses are essential to the makeup of Hugo Street and are owned by immigrants and queer women.

Hugo Street is incredibly narrow and parking is already very tough. The introduction of construction equipment, large trucks, dumpsters, etc. will disrupt the already difficult parking situation driving would-be customers away from these businesses. As a former resident on 4th and Irving I have struggled to find parking on GOOD days, let alone days where construction is happening. I've had friends meet me at Yo Tambien Cantina for drinks and tamals, only to have to park four to five blocks away.

While I understand wanting to bring new residents into the neighborhood this is not the right time to disrupt small, local businesses who have already weathered 14 months of decreased revenue due to covid19. The existing building (once a dance studio) is zoned for commercial use and allowing a developer to place a 4 story luxury condo in this space is taking away from the community space aspect of Hugo Street.

This has been a hard year for everyone. Please, think of the local small businesses and the owners of these businesses. Living in San Francisco can be hard - please don't make it harder for them.

Sincerely,
Andrew Heinrich

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St. (case number: 2019-019373DRP-02)
Date: Thursday, May 13, 2021 7:52:01 AM

Commission Affairs

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From: Lauren Diem <laurenmdiem@gmail.com>
Sent: Wednesday, May 12, 2021 4:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St. (case number: 2019-019373DRP-02)

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Hello,

I'm writing in regards to the luxury condo project slated for 217 Hugo Street. Four treasured local businesses that are essential to the neighborhood will be heavily impacted by this largely unnecessary construction project. The city needs more affordable housing, not luxury condos. Especially on Hugo Street! Worker parking for 2 years during construction will make parking for these businesses virtually impossible, the street is already quite narrow. Please do whatever you can to halt this project, the community would be so much better off with another small business or affordable housing.

Thank you for your time,

Lauren Diem
Resident

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Say No to Luxury Condos at 217 Hugo St. (2019-019373DRP-02)
Date: Thursday, May 13, 2021 7:51:38 AM

Commission Affairs

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From: Jessica Bonitz <jessica.bonitz1@gmail.com>
Sent: Wednesday, May 12, 2021 4:42 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Say No to Luxury Condos at 217 Hugo St. (2019-019373DRP-02)

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Supervisor Preston and David Winslow,

I'm writing to you in regard to the proposed luxury condos at 217 Hugo Street (2019-019373DRP-02). My partner and I have only been a part of this community since January. Within that time, the "Hugo Street Retreat" couldn't be truer. We have found ourselves frequenting these nearby small businesses on a weekly basis. Especially after a stressful week, Yo Tambien is perfect for an after-work drink, where we can go after shopping the beautiful intricacies next door at Body Philosophy Club. Finally, we always make a stop at UC Market on our walk home to pick up any last-minute items for dinner. While we have not gone to Huge Laundrette, many of our friends and neighbors do – a safe place for an affordable wash. This is not just personal, this is the story of many in this neighborhood. We have frequented these places during some of the most stressful times of our lives.

This may all be sacrificed for just two luxury apartments. How will that benefit our neighborhood? The burdens of this new building comes at a major detriment to the immigrant/queer/woman-owned businesses next door, especially as we are finally seeing the light at the end of this pandemic-tunnel. Is it truly worth that for you? How can we allow big developers to do this to four small businesses that give so much to this community – much more than two luxury condos ever would?

Please deny this permit.

Respectfully,
Jessica Bonitz

jessica.bonitz1@gmail.com / 916-606-3042

From: [CPC-Commissions Secretary](#)
To: [Ionin, Jonas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request continuance of 1567 California from 5/13 until 2 weeks after briefing on State Density Bonus by Department
Date: Thursday, May 13, 2021 7:50:32 AM

Commission Affairs

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From: Sue Hestor <hestor@earthlink.net>
Sent: Wednesday, May 12, 2021 4:55 PM
To: Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Deland Chan <delandsf@gmail.com>; Theresa Imperial <theresa@bishopsf.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Cc: Conner, Kate (CPC) <kate.conner@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Subject: Request continuance of 1567 California from 5/13 until 2 weeks after briefing on State Density Bonus by Department

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1567 California which proposes to use the **State Density Bonus Plan** to construct its project at **Polk and California** is item #13 on 5/13/21 Commission agenda.

To have a fair and informed hearing **1567 California should be continued until 2 weeks after staff briefing on State Density Bonus law.**

Last week at 5/6 hearing on **1525 Pine/Grubstake** extensive Commission discussion resulted in Director Hillis offering to brief Commission on that law AND continuance to 6/17 of Grubstake (**Polk and Pine**). Although date of presentation on State Density Bonus Plan was not set of 5/10 advance calendar, assume it will be prior to 6/17.

1567 California also uses State Density Bonus law to increase height and otherwise modify project. This affects CU findings Commission is required to make. The 2020

approval has been set aside because the City used erroneous Height and Bulk map. Legally adopted height limit for site is 65' not 80' - which was used in February 2020.

Members of the public should have the opportunity to submit correspondence to the commission based on State Density Bonus law briefing. Including adjacent residents and property owners that may be affected by proposed project.

I request that, when it adopts continuances on 5/13/21, the Commission continue 1567 California St to a later date at least 2 weeks after staff presentation on State Density Bonus Law.

Sue Hestor

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project at 217 Hugo St., case 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:50:06 AM

Commission Affairs
San Francisco Planning
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Direct: 628.652.7600 | www.sfplanning.org
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-----Original Message-----

From: brian clement <beareian@gmail.com>
Sent: Wednesday, May 12, 2021 4:55 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Project at 217 Hugo St., case 2019-019373DRP-02

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Hello,

I'm writing to urge you to oppose the development project at 217 Hugo St.

I am a resident of the Haight, having moved here after living around the corner from this proposed project (at 1281 4th Ave) three years ago. I jog down Hugo St several times a week and used to shop at UC Market. I am also close with many friends of the owner of Body Philosophy Club, and eat at Yo También Cantina all the time.

While I no longer live in the neighborhood, I feel strongly that a luxury development project there is inappropriate, in large part because it would harm these community spaces. Even on my evening runs, the street feels tight, and I cannot imagine these businesses surviving after the pandemic with further restrictions to foot traffic and parking. I also don't know that I would want to eat my tamales or rice bowls streetside just feet from a loud and dusty construction site.

Beyond the business concerns, I am very displeased that this project does not include affordable housing. In my mind, there's just no excuse for any new residential building in San Francisco not to have space for people of modest means or who've been displaced. Having survived homelessness and housing insecurity, I believe that we as a city should prioritize everyday people and ensure that as many low-income people as possible retain their material dignity and sense of belonging here.

This project, by endangering queer-women and immigrant-owned community spaces, and by clearing space for the wealthy at the expense of the poor, betrays San Francisco values. I ask that you oppose it firmly.

Thank you,

Brian Clement

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St./ case number: 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:49:45 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: Shirin Makaremi <shirinm28@gmail.com>
Sent: Wednesday, May 12, 2021 4:35 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo St./ case number: 2019-019373DRP-02

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

Hello!

I am writing to you today to protest the building of a 4 story, 5,746 square feet in size, housing just two LUXURY units at 217 Hugo Street (case number: 2019-019373DRP-02). Which will take approximately 2 - 3 years of demo/construction. All for a luxury unit and not even for affordable housing! I feel like the description of the permit should be enough information to you (protectors of our city) to say NO to the building and to not approve the permit. However I will break down other important factors to help you recognize what a huge mistake it would be if permission was granted for building.

1. Currently, four small business are feet away from construction zone and would be gravely impacted : Hugo Launderette (immigrant-owned), Body Philosophy Club (queer-woman-owned), Yo Tambien Cantina (queer-women-immigrant-owned), UC Market (immigrant-owned). All these businesses have brought our neighborhood together and created community in the city. These are examples of what a neighborhood needs!
2. Hugo Street is extremely narrow and parking for our neighborhood is prohibitive...large trucks, equipment, dumpsters, worker parking (for small businesses) would undoubtedly decrease our foot traffic for the very loved small businesses on our block and would greatly affect the quality of our neighborhood. I live at 204 Hugo street, right across the way from these small businesses and 217 Hugo. Parking is already difficult and

construction would lower the quality of living drastically!

3. The impact will be so much greater after 14 months of covid-caused decreased revenue, that our neighborhood businesses have already experienced. This year has been very difficult for so many. For us living on Hugo Street, the intimacy and community of our neighborhood has been a savior! Construction would break our hearts and drive more folks out of the neighborhood.
4. The proposed building is 4 stories, 5,746 square feet in size, housing just two LUXURY units, approx 2 - 3 years of demo/construction and does not include affordable housing. How can this be even necessary! If you care about our neighborhood, about the people and quality of life, how about working on repairing the empty apartments in our neighborhood and providing affordable housing. Why allow for the building of luxury condos when it doesn't even service the folks in need and instead negatively impacts folks who lived and contributed to the neighborhood for years!
5. **Lastly, the existing building is zoned commercial and has been a dance studio and community space for decades. We need more spaces dedicated to building and growing our community not just for a handful of privileged folks.**

Please PLEASE don't allow for the building of the luxury condos. Save Hugo street and promote more community focused and driven spaces to exist. SF is rich with housing, we don't need more luxury spaces being built.

Thank you for your time!

Best,

Shirin Makaremi

(805) 705-7754

204 Hugo Street, Apt 1, San Francisco, CA 94122

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont Street (2020-000886CUA)
Date: Thursday, May 13, 2021 7:47:45 AM
Attachments: [image002.png](#)
[image006.png](#)

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: Louk Stephens <louk.stephens@gmail.com>
Sent: Wednesday, May 12, 2021 4:35 PM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Louk Stephens <louk.stephens@gmail.com>; Victoria Carradero <vrcarradero@yahoo.com>
Subject: Fwd: 575 Vermont Street (2020-000886CUA)

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San Francisco Planning Department
Michael Christensen – Planner
RE: 575 Vermont Street; 2020-000886CUA

Dear Mr. Christensen & Planning Commissioners,

This letter is in reference to the proposed project at 575 Vermont Street (2020-000886CUA) currently under review by the Planning Commission. We are the homeowners of 567 Vermont Street, located right next door to the north of 575 Vermont, and have serious concerns about the proposed project.

I'm a native San Franciscan and my wife and I purchased our home at 567 Vermont in May 2005. We immediately fell in love with our friendly, diverse and sunny Potrero Hill block and neighborhood. We planned to stay and start a family here. Two young children and two dogs later, we have outgrown our living space and have long intended to expand our home with a vertical addition within standard setbacks to accommodate our family.

In 2019, we were in the schematic design phase for a project to add on to our house. During our design process, the house at 575 Vermont sold and we learned the owner planned to develop the lot. We reached out to them to see if they would like to coordinate our designs in an effort to ensure our projects were compatible with each other and to see if we could try to minimize impact to the neighborhood in terms of construction timing. They did not respond.

Having recently received the Notice of Hearing with the proposed project, it is apparent that the project is harmful to our current residence (*both* as it exists now and for any planned addition) and our neighborhood for the following reasons:

- The planned project will be two stories taller than all neighboring structures (17 feet taller than our existing house) and will overshadow our home and block our south light. As such, we request a shadow study be conducted to illustrate the impacts of the project to our light.

[see below included comparative elevation drawings – Attachment 1 and Attachment 2]

- As stated above, we reached out to the developer of this project before they began design, sent them our schematic plans (which we stopped developing in order to coordinate with them) and they ignored us. The project they have proposed has a 12.5 feet glass door in the Unit 1 rear living room that is pointed toward the northern side lot line and directly at our proposed addition as we had designed it in the plans they were given before they began their design process. We put our own permit process on hold to coordinate with them and now they have designed a project that is in direct conflict with our project. It's unfortunate that we were unable to coordinate with each other, but it is an affront to receive a design that hasn't even attempted to take our proposed plans into account.

- The project proposes access to a roof deck over the fourth story with one exit through a retractable skylight. The building code requires a continuous handrail on exit stairs. Because the exit stair passes through a skylight that closes through the stairwell, the handrail is not able to be continuous. As such, we request the project sponsor schedule a pre-application meeting with the Building Department to ensure this exit stair meets the building code.

- The proposed ADU will require extensive excavation. We have in recent years dealt with water issues in our basement, which has thick retaining walls that required repair. The proposed plans show a retaining wall on the southern side lot line and against the steps up from ADU to the yard. The drawings show a 12' tall that is only 8" thick. We have been advised that the constructed reality of a 12 foot tall retaining wall requires lagging and a much thicker concrete wall. The drawings show a kitchen backed to this concrete wall. If the wall will be furred to accommodate plumbing and electrical to serve this kitchen, this wall would be far thicker than shown, which further truncates the minimal amount of light and air the below grade windows

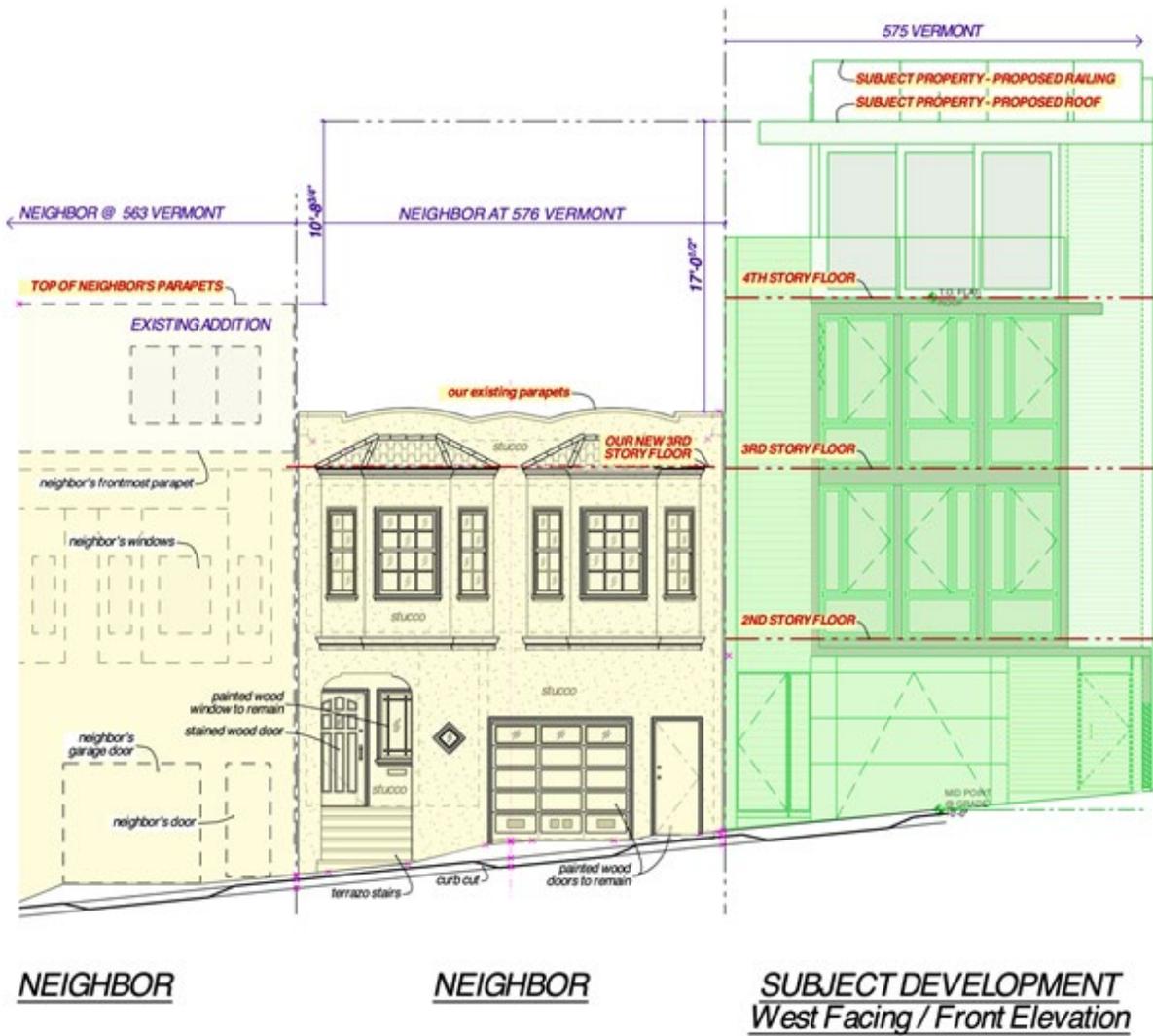
would provide to the ADU. We request that a topographical survey be conducted to verify the impacts of this excavation and that a structural and shoring engineer weigh in on the realities of the retaining wall thickness so that we can be sure this layout takes structure into account when calculating light and air to the ADU.

As owners of our home for over 16 years, where we live with our young children and intend to stay long term, we need to ensure our home is not unreasonably impacted by this large scale development project. This includes, but is not limited to, the likelihood of a battle with the future neighbors of 575 Vermont who will have concerns about our planned vertical addition obstructing their north facing windows.

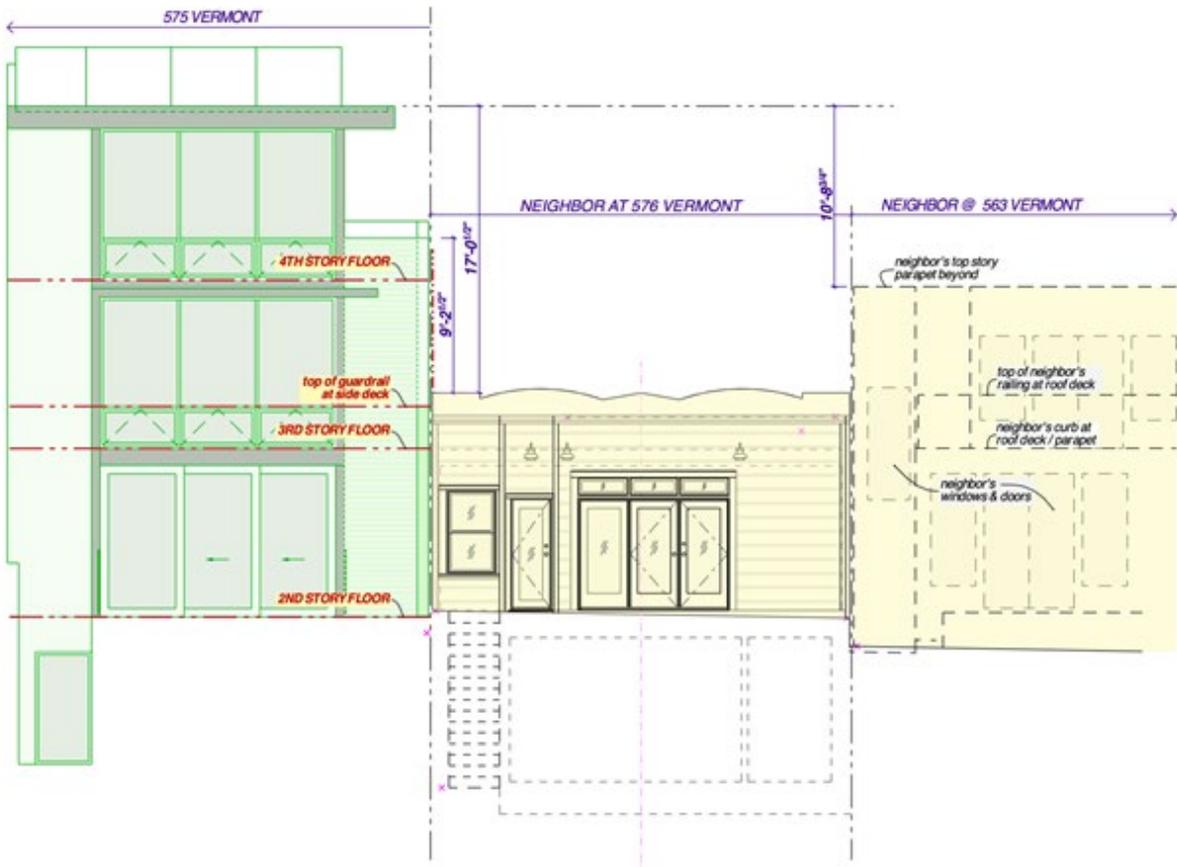
Thank you for your consideration.

C. Loukas Stephens
Victoria R. Carradero
Resident owners of 567 Vermont Street

Attachment 1:



Attachment 2:



SUBJECT DEVELOPMENT
West Facing / Rear Elevation

NEIGHBOR

NEIGHBOR

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public Comment | 217 Hugo St. - Case # 2019-019373DRP-02
Date: Thursday, May 13, 2021 7:47:00 AM
Attachments: [217 Hugo St condo \(Case number 2019-019373DRP-02\).msg](#)
[Public Comment Project 217 Hugo St. Case Number 2019-019373DRP-02.msg](#)
[217 Hugo St Development Case 2019-019373DRP-02.msg](#)
[217 Hugo St Development Case 2019-019373DRP-02.msg](#)

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From: Ted Kietzman <ttkietzman@gmail.com>
Sent: Wednesday, May 12, 2021 4:24 PM
To: PrestonStaff (BOS) <prestonstaff@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment | 217 Hugo St. - Case # 2019-019373DRP-02

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Hello,

It has come to my attention that there is a permit for luxury condo construction at 217 Hugo St.

My partner and I would like to contest the permit.

The neighborhood is one we cherish. I would argue that Yo Tambien Cantina makes the best breakfast sandwich in the city. However, like many other small businesses they've been hurt badly by the pandemic - as has UC Market, Hugo Laundrette, and Body Philosophy Club.

To allow such a disruptive construction right as things are getting better is a horrible one-two punch for these small businesses. To do so in order to build luxury condos is even worse.

Please let this street recover before allowing such a construction to begin.

-Ted

From: [M. Brett Gladstone](#)
To: [CPC-Commissions Secretary](#); [CTYPLN - COMMISSION SECRETARY](#); [Diamond, Susan \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: Guttenberg Landscape Revision
Date: Wednesday, May 12, 2021 7:07:34 PM
Attachments: [2021-05-12 Guttenberg Plan v26MRm.pdf](#)

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Dear Commissioners:

We sent you revisions to the landscaping plans for this project on Monday of this week. Since then, we have made changes to certain notes in the plans sent to you Monday. The notes section of the plans sent to you Monday has been changed to say the following:

14. ALL GRASS IN THE PRIVATE AND PUBLIC AREAS OF THIS PROJECT WILL BE NATURAL GRASS, GROUNDCOVER OR OTHER NATURAL PERMEABLE LANDSCAPE MATERIAL. IF THE SPECIFIED MATERIAL IS NATURAL GRASS, IT SHALL BE IRRIGATED BY LATERAL IRRIGATION PIPES ORIGINATING FROM THE MAIN PROJECT WATER MAIN, ALL OF WHICH SHALL BE INTALLED BY THE DEVELOPER. THE SUBDIVISION'S CC & R's WILL STATE THAT, SUBJECT TO ALL RULES AND REGULATIONS OF THE CITY AND STATE WITH REGARD TO WATER CONSERVATION, EACH OWNER SHALL WATER THE GRASS WITHIN THE REAR YARDS ON THEIR LOTS AND, IF ANY OWNER FAILS TO DO SO, THE HOMEOWNERS' ASSOCIATION SHALL DO SO AND PASS EXPENSES ONTO THE OWNER WHO FAILS TO PROPERLY WATER. THE WATERING OF ALL OTHER LANDSCAPED AREAS WILL BE PERFORMED BY THE HOMEOWNERS' ASSOCIATION.
15. AS AN ALTERNATIVE OR SUBSTITUTE FOR PROPOSED FESCUE BLEND GRASS, GRAVEL OR BARK MULCH MAY BE PROPOSED. BOTH GRAVEL AND BARK MUCH ARE ACCEPTABLE LAWN SUBSTITUTES THAT ARE IN KEEPING WITH LANDSCAPE PRACTICES THAT PROMOTE SUSTAINABILITY AND PERMEABILITY.

If the Commission finds this acceptable, the attached pages with these notes

will be made part of the plans submitted to the Building Department with other construction plans.

Best,

M. Brett Gladstone



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

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#); [Hepner, Lee \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: FW: Proposed 100 unit Development at 1567 Polk St/California
Date: Wednesday, May 12, 2021 4:41:28 PM

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
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From: "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>
Date: Wednesday, May 12, 2021 at 4:38 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Subject: FW: Proposed 100 unit Development at 1567 Polk St/California

Commission Secretary Ionin – please forward the below correspondence regarding Item 13 on tomorrow afternoon’s Agenda to Planning Commission Members.

-Lee

Lee Hepner
Legislative Aide
Supervisor Aaron Peskin
(415) 554-7419 | *pronouns: he, him, his*

[District 3 Website](#)

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From: faspinella@gmail.com <faspinella@gmail.com>
Sent: Wednesday, May 12, 2021 4:30 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Cc: charlessteiner@att.net; jojheadley@yahoo.com; joelmkohn@gmail.com; jmkohn@yahoo.com; antonellapalombi@yahoo.com; brad@hrscsf.gov; charlesteiner@yahoo.com
Subject: Proposed 100 unit Development at 1567 Polk St/California

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Good afternoon Supervisor Peskin and Mr. Hepner,

Am reaching out again on behalf of the tenants at 1424 Polk, who will be severely impacted by the subject project for

numerous reasons, (please see my initial email below), not least of which is the sheer scale and mass of the construction.

Moreover, the 10 feet proximity to our lightwell will all but eliminate light and air flow to our kitchens and living rooms. To make matters worse, the outsized height of the planned building will further degrade the "historical resource"- 1424 Polk St. building.

We are therefore urging for continuance regarding the State density bonus law, to enable ongoing discussions regarding a scaled back version of the construction.

Please see link below for information regarding tomorrow's May 13th hearing.

<https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=5b8647a2e92491da80d12ac00e5643158d053c7ab9c9299355526d483d41918&VaultGUID=A4A7DACD-BoDC-4322-BD29-F6F07103C6E0>

Thank you for your understanding.

Kind regards,

Fabio Spinella

From: faspinella@gmail.com <faspinella@gmail.com>

Sent: Thursday, June 21, 2018 11:12 AM

To: aaron.peskin@sfgov.org

Cc: Georgia J. Llewellyn <RedHedd@att.net>; Charles Steiner <charlessteiner@att.net>; Jennifer Headley <jojheadley@yahoo.com>; 'palombi antonella' <antonellapalombi@yahoo.com>; Joel Kohn <jmkohn@yahoo.com>; brad@hrcsf.org

Subject: Proposed 100 unit Development at 1567 Polk St/California

Hello Supervisor Peskin,

My wife and I have been residents at 1424 Polk St. since 2003 and have, over time, witnessed the gradual erosion in the quality of life at Polk Gulch in terms of: widespread car jackings and street crime, human excrement and dirty sidewalks, increase in homeless and deranged, and a generalized "dumbing down" of the neighborhood perhaps due to the closing of iconic cultural establishments such as: Acorn Books, The Lumiere, Fields Book Store.

The tenants at 1424 Polk (several are cc'd) would like to draw your attention to a planned 100 unit, 8 story, 100,00 sq. ft. development which, per developers who visited several north facing units/tenants at 1424 Polk, will be erected 5 feet from 1424 property line. (please see attached for specifics).

Among other negative consequences (noise, overcrowding, environmental impact, etc.), we are particularly concerned about the light degradation to 1424 Polk tenants, which will be significant because of the size, height, and proximity of the new construction. As we see it, the end result further exacerbate quality of life issues in the neighborhood mentioned above

Please don't get us wrong, we are not opposed in principle to the need for new and increased housing in SF. This seems a given both socially and politically. We *are* opposed to the indiscriminate and reckless construction of oversized properties (providing only token affordable rent units), whose overriding objective is to maximize return on investment, with little concern for the rights of weaker, law abiding residents.

Thank you in advance for anything you can do to adequately monitor and vet subject project, with a view to assisting the impacted residents at 1424 Polk St.

Sincerely,

Fabio Spinella

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo Street, case no. 2019-019373DRP-02
Date: Wednesday, May 12, 2021 3:07:03 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: Belle Bueti via Body Philosophy Club <bodyphilosophyclub@gmail.com>
Sent: Wednesday, May 12, 2021 2:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo Street, case no. 2019-019373DRP-02

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To the Planning Commission,

My name is Belle Bueti, I own and operate Body Philosophy Club, a vintage clothing store at 211 Hugo Street, 15 linear feet east of the proposed project at 217 Hugo.

I am writing to contest the permit for the proposed demolition and construction at 217 Hugo Street for the following reasons:

- There are 4 small businesses on this block (1 launderette, 1 vintage clothing shop, 1 restaurant, 1 corner market) -- two are queer-women-owned, three are immigrant-owned -- that would be gravely threatened by this construction's **noise, dust, parking disruption, sidewalk obstruction, and the obstruction of view of signage/storefronts.**
- All of our businesses are already struggling after 14 months of Covid-19-caused revenue loss -- none of us can afford any further reduction in business, especially one that would last for 2-3 years. How is the addition of a two-unit luxury condo (nothing close to affordable housing) worth the loss of four essential small businesses?
- Hugo Street is extremely narrow (this seems like a very unconsidered part of this plan) and parking is always difficult for my customers to find. The large trucks and equipment that would be required for this

project would inevitably create further obstruction of the street. Most significantly, the parking spots that would be taken up by the commuting construction workers and equipment would make it even harder for my customers to find parking and patronize my business.

- Yo Tambien Cantina's parklet, approximately 40 feet from the project site, would be extremely affected by the noise and dust created by demolition and construction. Their business is vital to mine-- they attract walk-by business, they bring new customers, and they provide a second experience for my customers. If their outdoor, Covid-safe seating is compromised my business will be too.

When considering the impact this project would have on our neighborhood, it is critical that you look at the current precarious state of our local economy and community -- this is not 2019, when the applicant originally began their negotiations -- this is 2021, months and months into a global pandemic.

Thank you for taking the time to read my comments, and to consider the grave consequences of permitting this construction.

Sincerely,

Belle Bueti
805.223.0773

[@bodyphilosophy.club](https://www.instagram.com/bodyphilosophyclub)
www.bodyphilosophyclub.com
211 Hugo Street, San Francisco, Ca

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please Reject - 17 Hugo St. and case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 3:06:13 PM

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From: Katie Doherty <kdoherty9@gmail.com>
Sent: Wednesday, May 12, 2021 2:19 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Please Reject - 17 Hugo St. and case number: 2019-019373DRP-02

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Hi David, Supervisor Preston, and Staff,

I'm writing to request the rejection of the permit for 17 Hugo St. and case number: 2019-019373DRP-02. I'm typically a YIMBY, but this project will negatively impact hundreds of people in this neighborhood for a very small number (two) of luxury units. Here are four reasons to reject this proposal, based on my experience living in the Inner Sunset for the past five years, in addition to conversations with roommates, neighbors, and business owners:

1. **Hugo is the center of our community:** During the past year, I've had several conversations with neighbors about the toll of the pandemic on their mental health. What has been apparent in every one of these conversations is the craving for more human connection. And Hugo Street - with Hugo Launderette, Body Philosophy Club, Yo Tambien Cantina, and the UC Market - is the focal point for community-building in our neighborhood. Neighbors - old and young, doctors, teachers, tech workers, folks who grew up in the inner Sunset, and immigrants - all gather together on Hugo. In a time when we need community more than ever, and at the moment when we finally have a chance to safely congregate, please do not imperil our ability to engage and build relationships with neighbors.

2. **Limited parking is a danger to pedestrians and bikers:** This project will inevitably consume multiple parking spots for the duration of the demolition and building. Parking in our neighborhood has taken me up to forty-five minutes on occasion. And I often have to leave my car in the park during Street Cleanings, exposing it to car break-ins. The much more significant consequence, though, is the danger that limited parking creates for pedestrians and bikers on the inner sunset's narrow streets.
3. **Disproportionate Impact of Noise:** One major quality of life issue is noise level. We've all been through a tremendous amount this past year. Our doctors need respite and our elderly folks need rest. Moreover, many people in the neighborhood will be working remotely for the foreseeable future. We all need an environment where we can heal, rejuvenate, and carry out our livelihoods. For two to three years, hundreds of us on adjacent blocks will have to deal with significant construction noise. For what? For two higher-income individuals or couples to be able to move in, in 2023.
4. **This is NOT an issue of supply and demand and housing affordability** - There are currently many vacant units in our neighborhood. My landlord alone has seven open units with the ability to accommodate over twenty people. The units that are being built will NOT provide more affordable options, not for lower-income folks and not for medical students. It does not serve the important purpose of increasing diversity in our neighborhood.

What we need is a sense of community, safety, and respite. This project will affect the ability of hundreds of our neighbors to attain and maintain those critical quality-of-life measures. And for what? For two luxury condos, that will be occupied many months, if not years, from now?

Thank you.

Warmly,
Katie

--

Katie Doherty
315-278-4104

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 217 Hugo St. case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 3:05:51 PM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Swell Bicycles <howdy@swellbicycles.com>
Sent: Wednesday, May 12, 2021 2:14 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Project 217 Hugo St. case number: 2019-019373DRP-02

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To whom it may concern,

I am writing concerning the proposed development at 217 Hugo street. In a city filled with unoccupied luxury condos and apartments there is zero need for this project or ones like it. There is certainly a need for low income units, but this project is anything but that.

More importantly the impact to the essential business nearby would be tremendously harmful. Following an extremely difficult year of navigating the changing climate of the pandemic, the last thing these business's need is to have a huge construction project deterring their customers. Hugo street is extremely narrow and the presence of construction equipment, vehicles, and worker's cars would cause an undue amount of stress to the already stressed block. Please do not let this project go forward.

Thanks,
Uri Friedman
Owner Swell Bicycles
SF, CA, 94122

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, May 12, 2021 3:05:21 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
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From: Jean Ko <info@email.actionnetwork.org>
Reply-To: "c.jean.ko@gmail.com" <c.jean.ko@gmail.com>
Date: Wednesday, May 12, 2021 at 2:10 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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

Jonas Ionin,

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

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

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

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

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

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

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

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

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

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

Jean Ko
c.jean.ko@gmail.com

San Francisco, California 94102

|

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont St
Date: Wednesday, May 12, 2021 3:05:21 PM
Attachments: [SF-Planning_575_Vermont_st.pdf](#)

Commission Affairs

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From: Ronnie altoonian <mnkybump@gmail.com>
Sent: Wednesday, May 12, 2021 1:52 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 575 Vermont St

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

San Francisco Planning Dept
Michael Christensen – Planner
Re: 575 Vermont St
Record # 2020-000886CUA

Mr. Christensen:

This letter is in reference to the proposed development at 575 Vermont St that is scheduled for Conditional Use hearing on May 13, 2021 Record #2020-000886 CUA.

I am the homeowner of 2136 18th St and my property is adjacent to the south east section of subject property. I ask that you do not approve the demolition and development of this project until mine and my neighbor's concerns are heard and addressed. The current plan will have a negative impact on me and many of our neighbors. I'm hopeful that we can work together and come up with a solution that will be fair for everyone. I made exceptions for my neighbors when I expanded my home and I hope the same is true in this case of 575 Vermont St.

My Concerns:

Scale & Form: The scale of the building is not compatible with the neighboring homes and completely ignores the guidelines that have been established to preserve the character of the neighborhood. The proposed height will be an eyesore and tower over the existing homes and boxing-in the neighbors. There will be a loss of privacy, because at 40' tall, the owners will have a

bird's eye view into all our homes. The layout of the ground floor is underutilized and space that could otherwise be used for more living space or allow for 2 car parking.

Loss of Light & Ventilation: The proposed building is going to cover up my bedroom window and the window in the storage room that's directly below my room. This is a huge loss for me as there won't be any ventilation and my room will always be dark. I understand that lot-line windows are not protected but I'm essentially losing a bedroom. Not to mention that my home value will decrease as a result of this.

Structural concerns: There's a storage room under my home that is only accessible through a door in the floor. The room is approximately 8' deep, has thick concrete walls and located on the NW corner of my property. This room was constructed approximately 100 years ago and will be exposed because of the excavation of 575 Vermont St. I'm very concerned that this activity will compromise my home and the foundation that it sits on.

I'm asking that the planning commission take into consideration mine and my neighbor's concerns and deny the demolition permit and conditional use authorization until the building is redesigned to fit into the neighborhood.

Thank you

Ron Altoonian

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 217 Hugo Street
Date: Wednesday, May 12, 2021 1:50:02 PM
Attachments: [217 Hugo St. and case number 2019-019373DRP-02 .msg](#)
[Stop building project at 217 Hugo St. Case number 2019-019373DRP-02.msg](#)

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From: Eddo Kim <eddo@queenssf.com>
Sent: Wednesday, May 12, 2021 1:18 PM
Subject: Re: Project 217 Hugo Street

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Re: case number: 2019-019373DRP-02

As small business owners in the Inner Sunset neighborhood, we understand the existing challenges + new challenges brought on by COVID. We are writing to you in objection to the luxury condo development on Hugo Street as it will change the character/charm of the street but also and more importantly disrupt the small businesses that are currently operating on the street. We have had the privilege of knowing the proprietors from Yo Tambien Cantina and Body Philosophy Club and have been inspired by their grit and determination to continue to operate and serve the neighborhood despite the numerous challenges all because they love the neighborhood and people of Inner Sunset and San Francisco so much. We hope you will reconsider this development project and continue to support our small businesses that are all trying to recover from this pandemic.

Sincerely,

Eddo Kim and Clara Lee
Friends, Neighbors, and proprietors of Queens (1235 9th Ave)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo Street
Date: Wednesday, May 12, 2021 1:48:51 PM

Commission Affairs

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From: Bri Cortez <briannaleecortez@gmail.com>
Sent: Wednesday, May 12, 2021 12:25 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo Street

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Hi,

I'm a San Francisco resident of 7 years and hold deep gratitude for this city and the sense of belonging and community it has brought me. I live at 4th and Irving street, one block from Hugo Street. A few months ago, I received notice of building development that will occur at 217 Hugo. I understand the plan is to build a 2-unit 4-story structure over the course of 2-3 years. The stretch of Hugo street between 3rd and 4th is considered the gem of our inner sunset neighborhood and a reason I chose to live here. On it, you'll find Hugo Launderette, Body Philosophy Club, Yo Tambien Cantina, and UC Market. Together, they are creating a sense of community and belonging during a difficult time. Any disruption to their business and livelihoods is unacceptable. The heart of this city comes from the fact that all of us in our pocket-size spaces are drawn out into the streets and public life, which these businesses help to foster. They are hell-bent on creating community here—and have done so beautifully in spite of the isolation and looming uncertainty of our economy.

If you approve the building of these large floorplan luxury units, you will contribute to the

erosion of the artistic and communal nature of this city. By obstructing the paths to these businesses—be it through large trucks parked on the block or ongoing noise driving away patrons of the parkette, you will infringe on the income these small businesses need to survive. Please understand this is about the character of San Francisco and the impact of this building will have a ripple effect far beyond the block it's on.

Thank you.

Case number: 2019-019373DRP-02

--

Bri Cortez

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: CONCERNED CITIZEN 217 Hugo St. and case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 12:07:22 PM
Attachments: [217 Hugo St.msg](#)
[Proposed Project at 217 Hugo St. - Case Number 2019-019373DRP-02.msg](#)
[217 Hugo St. case number 2019-019373DRP-02.msg](#)
[217 Hugo St. Case number 2019-019373DRP-02.msg](#)

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From: Rachael Gorjestani <rachaelgorjestani@gmail.com>
Sent: Wednesday, May 12, 2021 12:02 PM
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: CONCERNED CITIZEN 217 Hugo St. and case number: 2019-019373DRP-02

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

Hello David, Dean, & Commissions Secretary,

I am writing today as a concerned citizen regarding the proposed project on Hugo St. in the Inner Sunset neighborhood.

As a long time SF resident who lives and frequents this neighborhood often, I am deeply worried about the impact this project will have on the small businesses of this street.

Namely: Hugo Launderette (immigrant-owned), Body Philosophy Club (queer-woman-owned), Yo Tambien Cantina (queer-women-immigrant-owned), UC Market (immigrant-owned).

Hugo Street is extremely narrow and parking is already prohibitive — large trucks, equipment, dumpsters, construction employee parking needs – would undoubtedly block the street, making it far less appealing for me and other patrons to spend our time and money there.

**This project threatens the livelihood of these small businesses, on top of the hardship they've

already endured because of the pandemic.**

I think we can all agree that the beauty of San Francisco is in our neighborhoods, the pockets of lively corridors where community + small businesses come together. Hugo Street is a shining example of this. This corridor of businesses brings life to this neighborhood, is incredibly special, and should be protected so that it can continue to thrive for years to come.

A 2-3 year project would all but threaten to distinguish this much loved street and these businesses... A 2-3 year project for just 2 luxury resident units... The outcome does not equal what needs to be compromised by these 4 businesses and all the patrons that frequent them.

I am deeply concerned and **implore you to not allow this project to move forward.**

Keep Hugo Street alive and thriving by encouraging another business to enter the ground floor of the unit -- **keep this corridor community oriented and not for luxury apartments.**

Thank you for your time and I am looking forward to the public discretionary review tomorrow, May 13th.

Sincerely,
Rachael

From: [Merlone, Audrey \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Starr, Aaron \(CPC\)](#); [Teague, Corey \(CPC\)](#)
Subject: 5/13 CPC Hearing - Item 10 - Clarifications
Date: Wednesday, May 12, 2021 11:25:10 AM

Commissioners,

At the request of the Zoning Administrator, I'm sending a brief memo clarifying a few of staff's recommendations for Item 10 on your agenda at tomorrow's Planning Commission hearing. Staff has recommended that a Temporary Use Authorization be created that would allow Legacy Businesses displaced due to demolition of the building or a force majeure, to temporarily relocate elsewhere within the same zoning district or wherever their land use type would be allowed by-right or through a CUA.

Clarification One: The case report proposes this TUA could be extended for additional one-year terms at the discretion of the Zoning Administrator. Sec. 205, which regulates TUA's, has recently been altered to give the discretion of extensions to the Planning Director, not the ZA. The same would be true for this permit.

Clarification Two: Under the proposed TUA, once the Legacy Business vacates their temporary space, the location reverts to its previous land use. For instance: If the Jug Shop (a liquor store), vacates their temporary space two years into their TUA, a new liquor store may not occupy that temporary space without seeking proper use permits (in the case of the Polk Street NCD, where the Jug Shop has its temporary location, a CUA would be required for a new liquor store).

Clarification Three: The intent of the proposed TUA is to give Legacy Businesses the opportunity to relocate temporarily if their original location is not occupiable due to demolition or disaster. If their original location is re-built, the TUA would **not** guarantee the Legacy Business the "right to return". Rather, *if* the business *does* move back to the original location, the TUA would exempt the Legacy Business from needing to obtain new Use permits or pay impact fees. Whether the Legacy Business will have dedicated space in the rebuilt building will still be at the discretion of the owner/development agreement/conditional use conditions.

Please do not hesitate to contact me with any questions.

Sincerely,

Audrey Merlone, Senior Planner
Legislative Affairs/Office of Executive Programs
San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7534 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES PLAN TO REOPEN CITY HALL TO PUBLIC
Date: Wednesday, May 12, 2021 10:55:19 AM
Attachments: [05.12.21 City Hall Reopening Timeline.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 12, 2021 at 10:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES PLAN TO REOPEN CITY HALL TO PUBLIC

FOR IMMEDIATE RELEASE:

Wednesday, May 12, 2021

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

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

**SAN FRANCISCO ANNOUNCES PLAN TO REOPEN
CITY HALL TO PUBLIC**

Starting June 7, City Hall will be open for in-person services and general public access

San Francisco, CA — Today, Mayor London N. Breed and City Administrator Carmen Chu announced the schedule for reopening City Hall to the public. City Hall was shut down in March 2020, along with the rest of the City, and has not been open for the general public for almost 15 months.

Starting Monday, June 7, City Hall will reopen for in-person services and general public access. This includes in-person services like applying for marriage licenses, obtaining birth and death certificates, recording documents, and registering businesses as well as payment of property and business taxes and fees. Counter services will be open for the Treasurer and Tax Collector's Office, the Assessor's Office, County Clerk, Office of Small Business, and other agencies. The County Clerk will begin to accept online appointments for in-person marriage ceremonies today and marriage ceremonies (no more than six guests) will resume after City Hall reopens. In the week prior, starting June 1, some City Hall services will be open for very limited in-person services by appointment only and not open to the general public. For more details on the reopening schedules and plans for each Department, visit sf.gov/location/city-hall.

“Bringing the public back into City Hall is a significant step in our reopening process,” said

Mayor London Breed. “City Hall is the heart of our civic life, where people can come to take care of their basic needs or take part in the most important moment of their life. It’s where we gather to mourn, to celebrate, and to share in the most important moments of our City. I’m so excited to see people back in this building, especially on that first day when we see weddings return. San Francisco is opening up again.”

“With our early successes in vaccine distribution and managing COVID-19, we’re now able to implement expanded in-person services across San Francisco,” said City Administrator Carmen Chu. “We’re excited to welcome back the weddings and people into City Hall, but more importantly, we are excited to ensure that those who haven’t been able to connect with us online or by phone have another avenue to access critical services.”

Visitors to City Hall are required to wear facial coverings and maintain 6 feet of distance from members of other households. There may also be additional instructions regarding maximum occupancy when receiving services at individual offices. Regular security screenings will take place upon entry at the Goodlett/Polk Street Steps and the Grove Street entrances. The Van Ness steps and McAllister Street entrances will remain closed.

“This is an exciting day for our staff, and a hopeful milestone on the road to our City’s recovery,” said Treasurer José Cisneros. “Coming to work at City Hall in service to our taxpayers is always an honor, but it will be truly joyful to return to a building full of city workers, residents and tourists.”

“Our office is delighted to be one of the first departments to safely reopen and welcome people back to City Hall. Throughout this pandemic, we quickly pivoted to working remotely, while making sure our resources were still accessible to the public,” said Assessor Joaquín Torres. “Now, once again, whether you are looking to gain answers to your issues, obtain copies of marriage licenses, record vital documents, or to get access to records for research or review, our knowledgeable staff is here to serve you and answer any of your questions. Together, by reopening our doors for service, we are moving forward to provide access and stability for San Franciscans.”

Throughout the pandemic, City agencies have continued to serve the public by responding to constituents’ needs through phone, mail, and online services. San Franciscans can continue to access City services by calling 3-1-1 or visiting [sf.gov](https://www.sf.gov).

###

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St. #2019-019373DRP-02
Date: Wednesday, May 12, 2021 10:21:46 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: Madeline F <mfaase4@gmail.com>
Sent: Wednesday, May 12, 2021 8:57 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St. #2019-019373DRP-02

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Hello SF Planning/Commissioning,

As a resident of Hugo St. who lives 1 block from this proposed construction, I'd like to share why I think this project is a bad idea. Hugo Street has a very special ethos that should not be disturbed for merely 2 condo units. If affordable housing were to be put in on Hugo, that's one thing. But to overcrowd our narrow little street with construction just for 2 luxury condos? At the cost of the small businesses next door? (It will cost the businesses dearly, because parking in this neighborhood is already very difficult, and also these businesses thrive on foot traffic and the willingness of people to hang out at the parklet, which they will not want to do if there is construction happening next door). After this horrible year of business they've had to endure. Please consider the impact this project will have on the small businesses that make this street so special. Hugo St has a sense of community that is very unique in this city, and it deserves to be protected.

Thank you,

Madeline Faase
Hugo St Resident

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment - 217 Hugo St. (2019-019373DRP-02)
Date: Wednesday, May 12, 2021 10:21:23 AM

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From: Mia Voevodsky <miaiv@umich.edu>
Sent: Wednesday, May 12, 2021 8:56 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Comment - 217 Hugo St. (2019-019373DRP-02)

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

Hello,

I am writing to comment my concern about a proposed project at 217 Hugo Street.

The Hugo Street corridor is an extremely special spot in the city, an example of a rapidly disappearing atmosphere in san francisco: a narrow corridor of small, independent businesses that are women/queer/immigrant owned and operated. Additionally, the 14+ months of pandemic losses they have just endured, which have closed so many small businesses across the city, should be considered as a special circumstance in the case for proposing demolition of a fellow commercial space to construct a mere two luxury housing units.

I am extremely concerned about the impact that a construction span of 2-3 years that will only add two luxury units will have on the street, after these businesses have struggled to survive 14 months of mandated pandemic closures and lost revenue. The noise, traffic, and dust and debris alone will have a huge impact on these businesses, who already operate on an extremely narrow street with limited parking.

There is no lack of luxury housing in the city, but there is a growing lack of creative people being able

to add vibrancy here, their creations and businesses being what makes san francisco so special and the reason that people want to move here in the first place.

While I realize we cannot stop "progress" all together, I believe the special circumstances of the uniqueness of these small businesses and the impacts of the pandemic year we all have just been through on their ability to remain afloat justify further considerations of what years of construction will do to one of the most unique small business corridors in san francisco.

If the planning commission absolutely believes that adding two luxury housing units is worth jeopardizing the survival of small businesses that just weathered a global pandemic, considerations of mandating how to minimize the disturbance on this extremely special community space should be strongly considered.

Thank you,
Mia

--

mia r. voevodsky
architectural designer + historian
san francisco

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 10:21:07 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Wendy Williams <emailwendyhere@gmail.com>
Sent: Wednesday, May 12, 2021 8:55 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo St case number: 2019-019373DRP-02

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To whom it may concern,

I would like to contest the proposed project at 217 Hugo St, the building of 2 luxury apartments in a place where commercial and housing exist. This block of Hugo St. is extremely special and home to a few of my favorite businesses in San Francisco. Both of which are owned by queer women (Body Philosophy Club and Yo Tambien Cantina). The other two businesses on this block are also immigrant-owned small businesses. After the past 14 months of surviving COVID-19 as a small business having a major construction project on this narrow neighborhood street would certainly cause more harm to these 4 businesses. PLEASE consider putting a stop to this development. This street is already super narrow and it can be hard to find parking, plus Yo Tambien is counting on having people dine outside. With construction and parking for said construction workers, it's hard to imagine that these businesses could survive 2-3 years of construction. Please save these small businesses, SF doesn't need 2 more luxury condos, we need affordable housing and small businesses that are helping us all get through these tough times.

Wendy Williams
(SF resident and small business owner)

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on proposed project at 575 Vermont - body of letter
Date: Wednesday, May 12, 2021 10:20:51 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: Scott Carr <scott@parrcarr.com>
Sent: Wednesday, May 12, 2021 8:33 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Marion Parr <marion@parrcarr.com>
Subject: Comments on proposed project at 575 Vermont - body of letter

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Dear commissions secretary, I was looking at the Pre Hearing Correspondence Supporting documents for the 5/13/2021 planning commission meeting. The contents of my letter, that was an email attachment, were not included in that file. Please include the following in [cpcpackets/20210513pre.pdf](#) so that they are visible to others. Thanks

San Francisco Planning Department
Michael Christensen - Planner
Re: 575 Vermont Street - Project address
Record # 2020-000886CUA

Dear Mr. Christensen:

This letter is in reference to the proposed project at 575 Vermont Street that is coming before the Planning Commission for a Conditional Use hearing (Record # 2020-000886CUA) scheduled for May 13, 2021. We own the property to the south, 587-591 Vermont Street. **We respectfully request that you deny the demolition of the existing structure and conditional use authorization for the proposed project**, until a site-appropriate project is proposed. A redesign is necessary to address our concerns and the concerns of the neighbors. **The negative impacts of the current design far outweigh any potential benefit from this proposed project.**

Summarized list of concerns:

-

- **Scale (587**
- **and 589 Vermont, 2136 18th St, and neighboring buildings)** - The height and volume of the
- project are completely out of scale with the adjoining properties of this key lot and with the rest of the neighborhood. The project proposal is not consistent with policies listed in the
- [San](#)
- [Francisco Residential Design Guidelines](#). The proposed 4-story building needs to be
- reduced to a 3-story building.
-
-
- **Light**
- - The proposed 4-story building will block light to all of the surrounding five lots and beyond. This includes, but is not limited to, the 587 Vermont living room, kitchen and bedroom windows, and the windows of 2136 18th St. The proposed project will also
- negatively impact the surrounding properties by shadowing the mid-block open space. The proposed building is too high and bulky and needs to be reduced to maintain appropriate natural light.
-
-
- **Privacy**
- **(587 and 589 Vermont)** - The project proposal has corner windows and decks that will invade
- the privacy of the tenants in 587 and 589 Vermont. The windows and front deck of the proposed 575 structure will have direct line-of-sight into the north-facing windows of 587 Vermont's living room and bedroom. The proposed structure's roof deck will also
- have direct line-of-sight into the living room of 589 Vermont. The proposed windows should not wrap and the deck needs screening. The project must be redesigned to maintain adequate privacy.
-
-
- **Structural**
- **(587 Vermont and 2136 18th St)** - The proposed project disregards the topography of the
- site. The south wall of the project will require excavation below the level of the foundations of two of the adjacent buildings to this key lot. Both these foundations are over 100 years old and at current grade. Given the inadequate structural design shown
- on the plans, it is certain that the project as drawn will damage the existing neighboring foundations resulting in structural damage to current living spaces and harm to the occupants. The proposed project must be redesigned to respect both the topography
- of the site and the surrounding area.
-
-
- **Studio/ADU**

- - The proposed studio on the ground level will have very little light and no air flow. The design does not provide quality housing.
-

Details of concerns:

Scale concerns

The height and volume of the project are out-of-scale with the adjoining properties of this key lot and with the rest of the neighborhood. The project violates the purpose of the 2021 San Francisco Planning code ([Article 1: General Zoning Provisions - Section 101 \(Purposes\), paragraph c](#))

*(c) To provide adequate **light**, air, privacy and convenience of access to property...*

in regards to providing “adequate light” and also to SF Planning Code [Section 251 \(Height and Bulk Districts: Purposes\), paragraphs a, b & d](#):

*(a) Relating of the height of buildings to important attributes of the City pattern and to the **height and character of existing development**;*

*(b) Relating of the bulk of buildings to the prevailing scale of development to **avoid an overwhelming or dominating appearance in new construction**;*

*(d) Promotion of **harmony** in the visual relationships and transitions between **new and older buildings**;*

The proposed 575 plan, if built as shown, will be by far the highest structure on the entire block. The plans show a 4-story building, 3 floors on top of the above-ground garage. Adding the roof deck will make it 44’ high. This is significantly and substantially higher than the surrounding buildings, all of which are under 30’ high. Specifically, the height of 587 Vermont is 29’ above grade at the front steps, 567 Vermont is 26’ at the lot line, 2136 18th St is approximately 19’ at the lot line and 589 Vermont is 29’ above grade at 18th St. The buildings across Vermont St on the west side are mainly 2-story buildings. **The proposed 575 Vermont project, at 150% the size of the tallest neighboring building, is out of context and inharmonious with the surroundings.**

The project appears to have been designed without any regard to setting or scale. The property is a key lot, directly bordering five neighboring properties. None of the other properties are remotely close to the massive height or size of this design. A project this large appears to have been purposely designed to have maximum negative impact on the surrounding properties, as it looms over the neighbors and provides a direct line-of-site into neighboring bedrooms, living spaces and gardens. The building will also have a negative impact on light, casting shadows to the north, north east, east and south east directions. **The project sponsors are capable of doing a much better job of meeting the Planning Commission’s stated goal of integrating new projects into the surrounding properties so as to be compatible with the scale and character of neighboring buildings.** They can do better, and we request that they redesign the proposed plans to meet these goals.

To address these concerns, **the project should be scaled back to no more than 2 living floors over the garage, making it a 3-story building more in harmony with the neighborhood.** Attached in the Addendum below is a sketch drawn by a San Francisco

architect in 2019 in response to the initial design proposal shared at the neighborhood meeting in 2019.

Were the planning department to consider allowing 4 stories, the top floor should be scaled back in size to a single room, increasing the rear set back by removing 14' of the structure to the east. In addition, the deck should be removed from the roof. If the applicants want to retain a deck, it might be added on the back of the new smaller top floor, which would have the advantage of providing relief from the afternoon winds. Attached in the Addendum below is a 2021 sketch from our architect showing a plan for how this might be implemented.

Blockage of light concerns

The proposed 4-story building will substantially reduce the amount of light and air to the kitchen, living room and bedroom of the adjacent building, 587 Vermont. While the proposed 5' indent above the 575 entry extending back 10' will partially mitigate the blockage of light and air specifically to the front steps and entryway of 587, the massive 4-story structure as proposed will block light to the entire northern side of 587. In addition, the mid-block open space will be negatively impacted by the huge proposed structure, blocking light from mid-morning until dusk. A redesign is necessary to make the project compatible with the existing building scale of neighboring structures to maintain as much light as possible to the surrounding areas.

Reducing the building to 3 stories (2 floors above the garage/studio at street level) would help mitigate the loss of light and air this proposed structure will cause.

Privacy concerns

There are north-facing windows at both 587 and 589 Vermont St. The 575 proposed plans show numerous places where there will be a direct line-of-sight into those windows, invading the privacy of the tenants of all four units (587, 589 and the new 575 units). This violates the purpose of the 2021 San Francisco Planning code [Section 101](#) (previously referenced) "*to provide adequate light, air, **privacy** and convenience of access to property*".

The window configurations of the proposed 575 plans need to be redesigned to break the line-of-sight between houses. The proposed corner window of 575's unit 1 bedroom 2 (page A2.1 of plans) will look directly into the existing living room window of 587 Vermont only approximately 10' away. Similarly, the proposed window in unit 2 bedroom 2 (pg A2.2) and the front deck (pg A2.3) will look into the existing bedroom windows of 587 Vermont. The proposed roof deck (pg A2.3) will look directly into the existing living room windows of 589 Vermont at a slight downward angle. The elevation on pg A3.1 also illustrates the problem areas.

To address these privacy concerns, at a minimum, the proposed corner bedroom windows should be changed to be just front facing, screening to the south should be added to the proposed 3rd floor front deck, and the proposed roof deck should be removed.

Structural concerns

The proposal does not respect the topography of the site and the surrounding area.

The south foundation of the proposed 575 structure is along the lot line, abutting the existing

foundations of 587 Vermont (along the area marked “Entry Path” and “Common Entry”) and 2136 18th St (along area marked “Common Entry” and “Studio Kitchen” pg A2.0). The foundations of 2136 18th and 587 Vermont are over 100 years old (2136 18th St was built prior to 1906 and 587 Vermont was built prior to 1919), and both of these foundations are at the current grade. The proposed 575 foundation will require excavation *below* the foundations of those two buildings as the plans indicate that more than 8’ of earth, plus what is required for the foundation footings, will be removed next to the property line. This is shown on the plans in the area below and to the right of the steps up to the existing front door of 575 Vermont, shown on “Existing Front Elevation” (pg A3.0). The existing foundations of the abutting buildings are at that current grade, 8’ above the midpoint @ grade mark shown on the plans. Excavating below them for the proposed 575 foundation will be dangerous, certainly causing structural damage to both existing buildings. From an engineering point of view, it’s clear that to prevent the collapse of the adjacent buildings, the **new 575 foundation should follow the current grade** that slopes up to the east from the street. This would slightly change the entry path and reduce the studio kitchen area into a crawl space. The safety of the residents of the two neighboring buildings during construction must be taken into consideration during the planning phase. **Since the 575 plans, as currently proposed, do not contain sufficient information to ensure that foundations of the neighboring buildings would not be compromised, a redesign and more detailed plans are necessary before the project should be allowed to proceed.**

Studio/ADU concerns

While not a direct impact on our property at 587-591 Vermont, the proposed studio on the bottom floor is poorly designed. As it is below grade, the unit will have minimal light and air flow. Furthermore, upon reviewing the plans, our architect identified potential concerns about fire egress from the unit. While we believe that ADUs can be a great use of space and understand their importance for providing affordable housing in San Francisco, the design of this particular unit appears to lack light and air and may possibly be unsafe. **The current ADU design does not provide quality housing.**

Summary

We request that the planning commission listen to our concerns and the concerns of our neighbors as well. **The negative impacts of the proposed design vastly exceed any benefit.** Please deny the demolition permit and the conditional use authorization until the project has been redesigned. **Specifically, we request that the redesign be reduced to 3 stories to:**

- 1.
2. have an overall scale more
3. in keeping with the size and scale of the neighbors,
- 4.
- 5.
6. reduce the blockage of light
7. and air to 587 Vermont and the mid-block open space,
- 8.
- 9.
10. maintain privacy to surrounding

11. buildings and open areas,
- 12.
- 13.
14. ensure the foundations of
15. the neighboring structures will not be compromised, and
- 16.
- 17.
18. provide a liveable ADU that
19. is quality housing.
- 20.

We look forward to reviewing amended plans for the proposed project at 575 Vermont that address the issues described above.

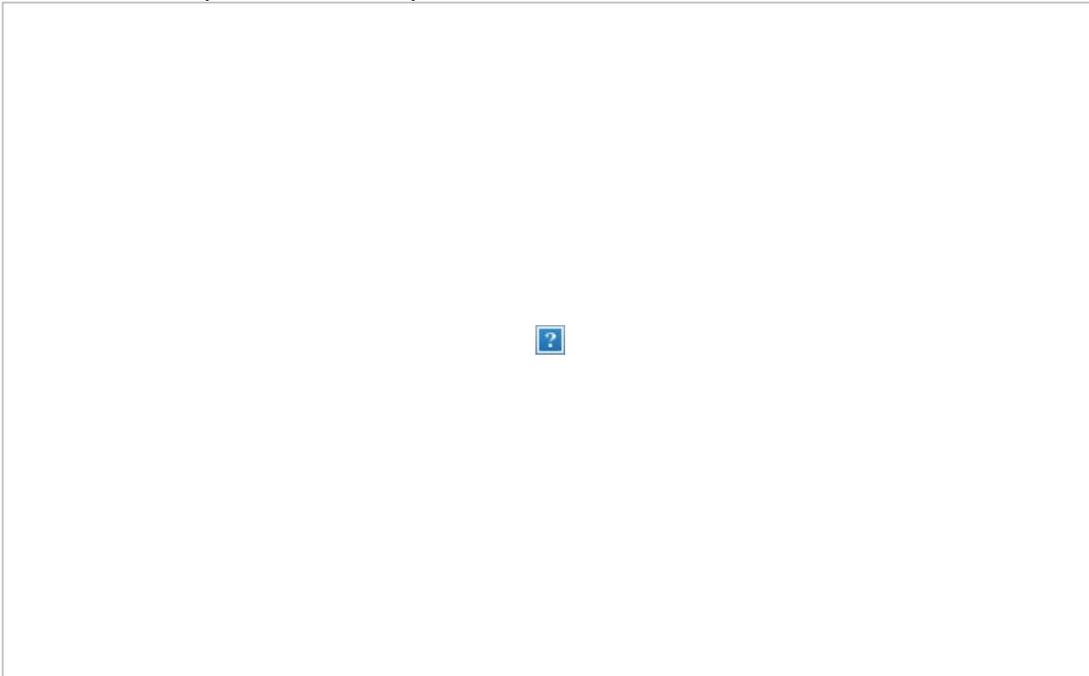
Thank you for your consideration.

J. Scott Carr and Marion E. Parr

Addendum

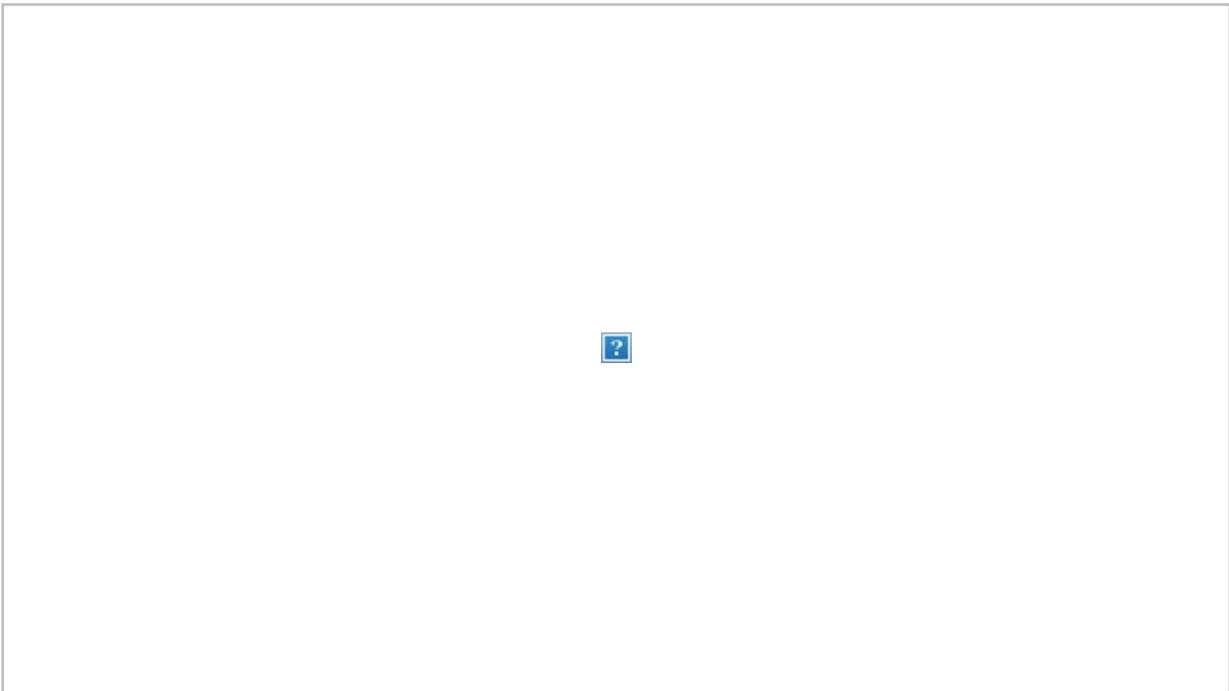
Pictures (from Google Maps)

Here are some pictures that help illustrate our concerns.



SW aerial view, project will cast shadows to N, NE, E and SE affecting 5 abutting lots to this key lot and also to lots to east on Kansas Street. Note that the neighborhood is a collection of 2-story and 3-story buildings.

Mid-block open space area negatively impacted by the proposed project.



Privacy concerns towards 587 & 589 Vermont windows

Possible alternatives (from Lucia Bogaty, San Francisco architect)

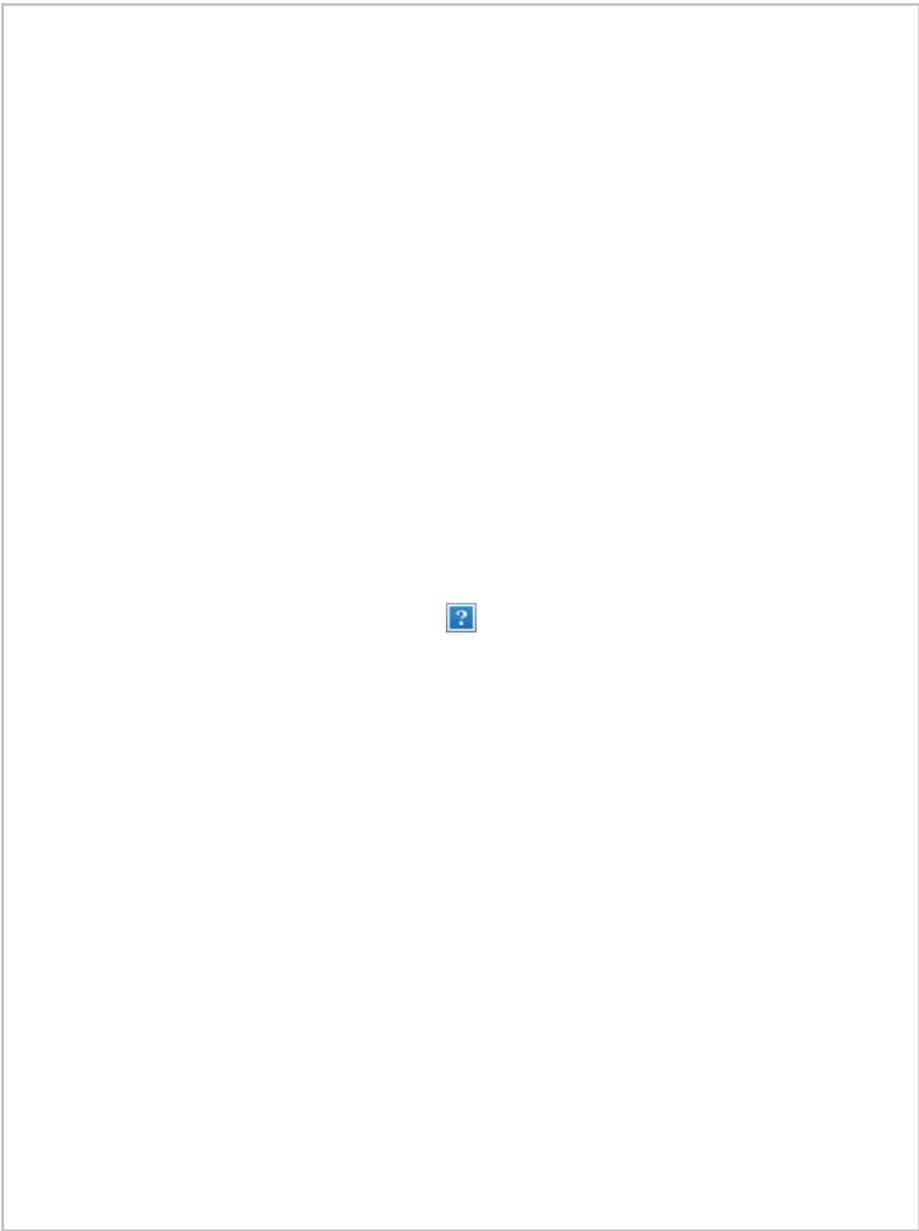
Note that these sketches may still have structural and privacy concerns that need to be addressed. They are proposals to reduce the scale of the project.

Ideal proposal (2 living floors for a 3-story building, from 2019):

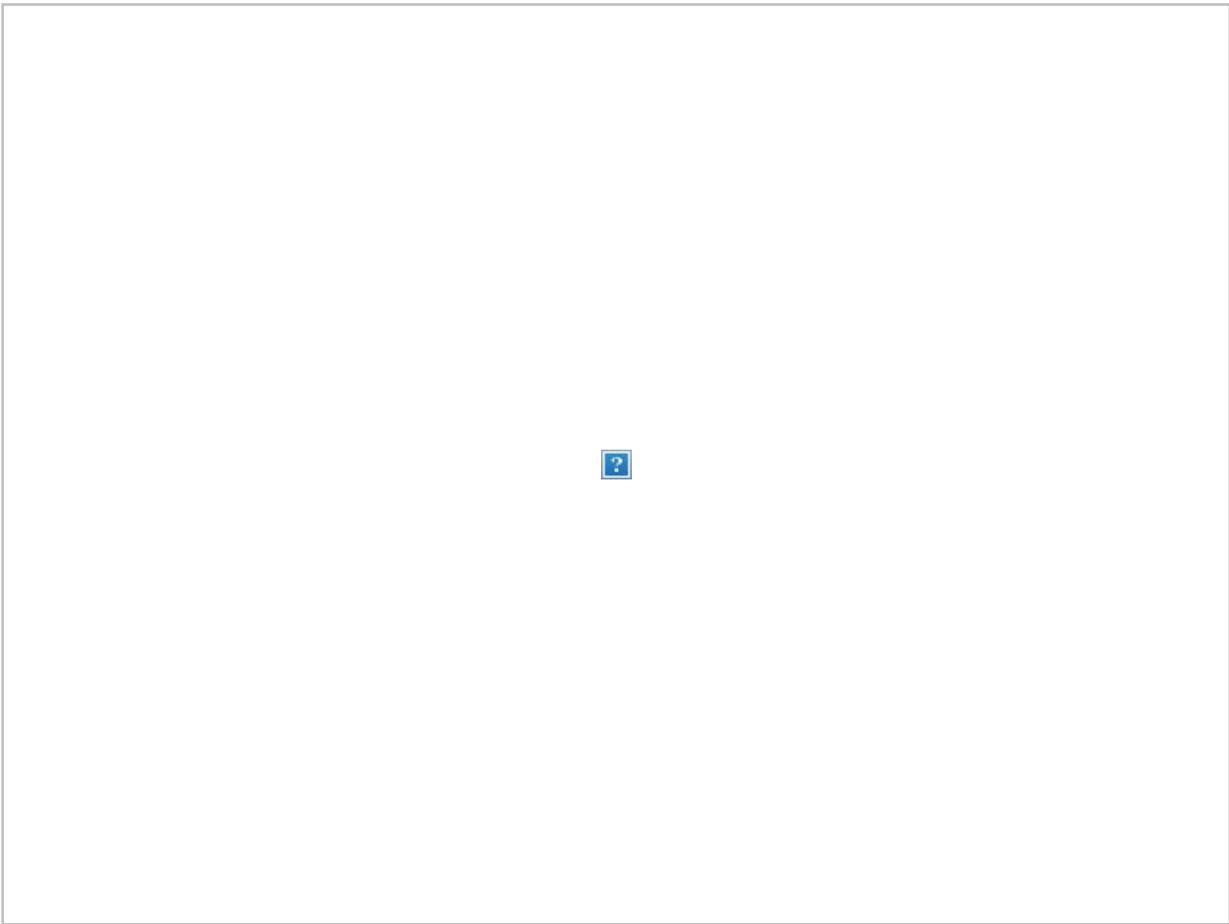
Here are sketches showing 2 living floors over a 1-story garage.



South elevation - ideal proposal of 2 floors over garage

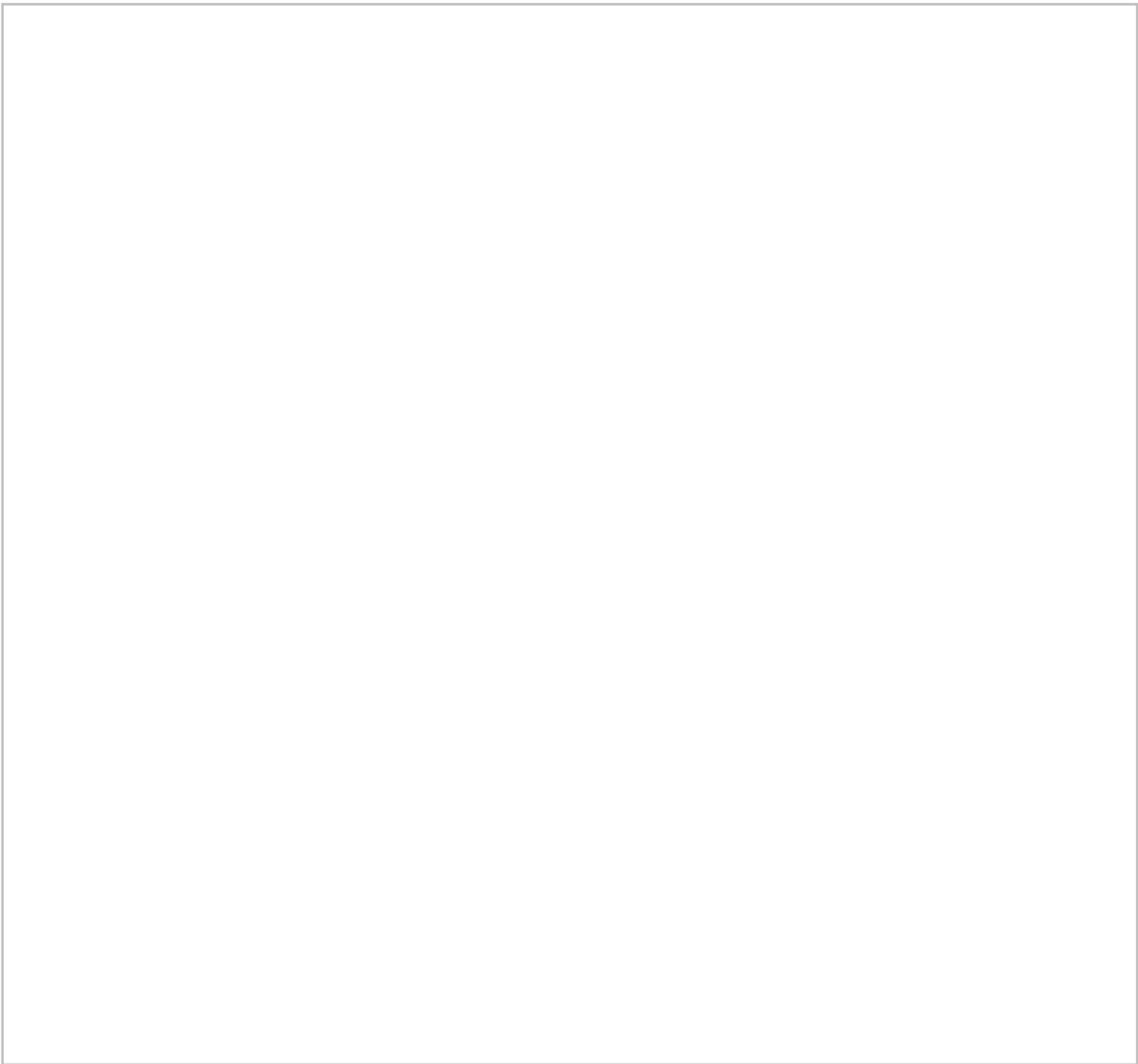


Plan for garage and first floor - ideal proposal of 2 floors over garage

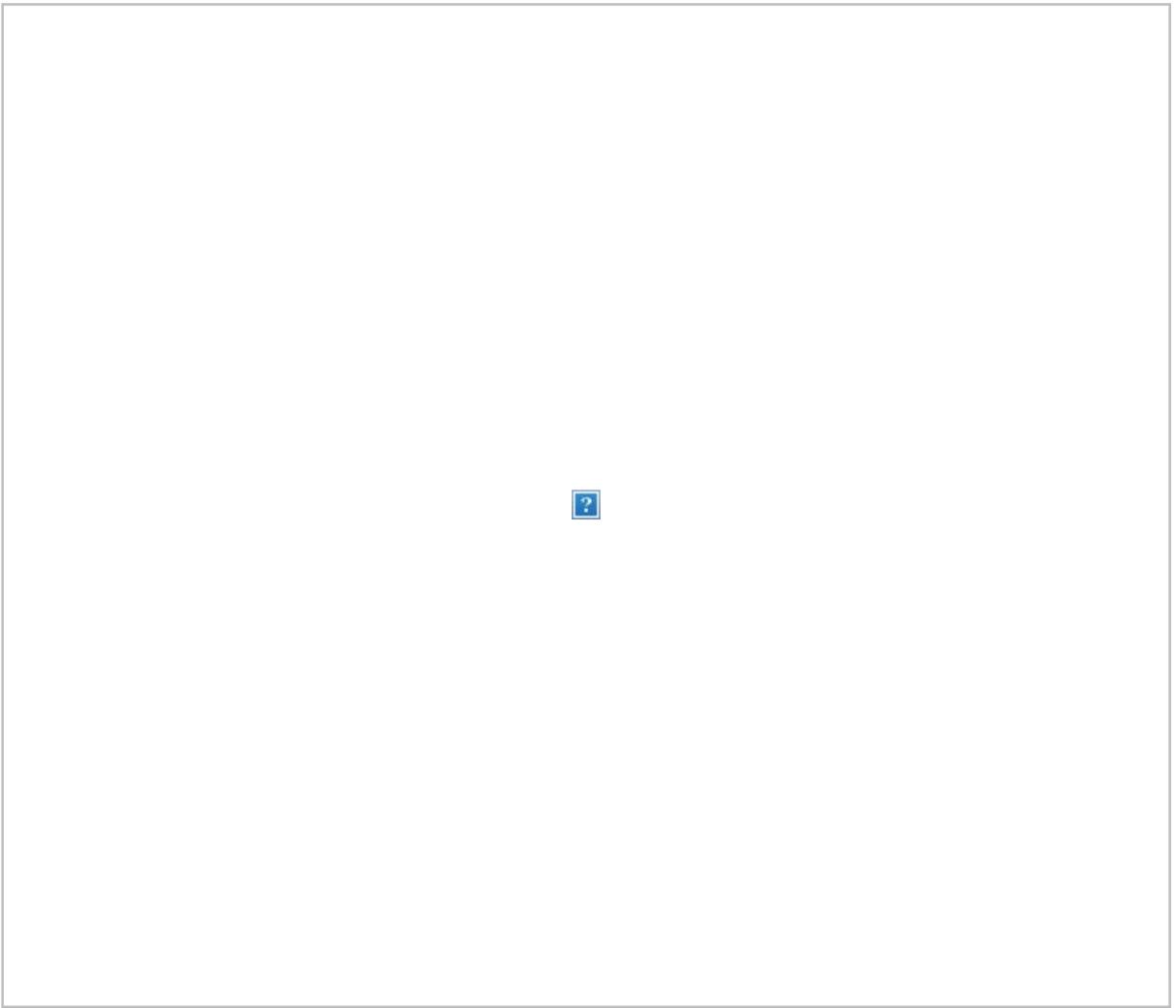


Plan for second floor and roof - ideal proposal of 2 floors over garage

Proposal to scale back top floor (from 2021):
Here are sketches showing a smaller third floor.



Plan for garage and first floor - alternate proposal with scaled back of top floor



Plan for second and third floors - alternate proposal with scaled back of top floor



Notes on alternate proposal with scaled back of top floor

--
Scott Carr
scott@parrcarr.com

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 10:17:51 AM
Attachments: [case #2019-019373DRP-02_217 Hugo St.msg](#)
[case #2019-019373DRP-02_217 Hugo St.msg](#)
[217 Hugo St. Case # 2019-019373DRP-02.msg](#)
[Objection to proposed project at 217 Hugo St. Case Number 2019-019373DRP-02.msg](#)
[217 Hugo St.- case number 2019-019373DRP-02.msg](#)
[217 Hugo St. \(case number 2019-019373DRP-02\).msg](#)
[217 Hugo St. and case number 2019-019373DRP-02.msg](#)

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From: Daniel White <danielwhitesemailaddress@gmail.com>
Sent: Wednesday, May 12, 2021 9:11 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St case number: 2019-019373DRP-02

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To whom it may concern,

I would like to contest the proposed project at 217 Hugo St, the building of 2 luxury apartments in a place where commercial and housing exist. This block of Hugo St. is extremely special and home to a few of my favorite businesses in San Francisco. Both of which are owned by queer women (Body Philosophy Club and Yo Tambien Cantina). The other two businesses on this block are also immigrant-owned small businesses. After the past 14 months of surviving COVID-19 as a small business having a major construction project on this narrow neighborhood street would certainly cause more harm to these 4 businesses. PLEASE consider putting a stop to this development. This street is already very narrow and it can be hard to find parking, plus Yo Tambien is counting on having people dine outside. With construction and parking for said construction workers, it's hard to imagine that these businesses could survive 2-3 years of construction. Please save these small businesses, SF doesn't need 2 more luxury condos, we need affordable housing and small businesses that are helping us all get through these tough times.

Daniel White

(San Francisco resident and small business owner)

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont Street
Date: Wednesday, May 12, 2021 10:16:14 AM

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From: John Schwenger <john.schwenger@sbcglobal.net>
Sent: Wednesday, May 12, 2021 9:36 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 575 Vermont Street

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To Whom It May Concern,

The project is way to big for the location and is not in line with the other homes on the block. Not enough parking as our street is already impacted.

Please considered the project and scale it down to a reasonable size that is in step with the rest of the block.

Thank you,
John Schwenger
536 Vermont

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: 3441 Washington Letter
Date: Wednesday, May 12, 2021 9:12:47 AM
Attachments: [3441 Washington 1.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: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, May 12, 2021 at 9:10 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: 3441 Washington Letter

please forward to the commission.

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: ANA CISNEROS <racisneros@comcast.net>
Sent: Tuesday, May 11, 2021 4:13 PM
To: shoshana@zfplaw.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 3441 Washington Letter

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I hope this isn't too late. I have been out of the area and just started going through my mail.

Please let me know how else we could support your efforts.

Sincerely,

Ana Cisneros
Jackson Street Neighbor

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, May 12, 2021 9:09:19 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: sandy kaplan <skaplan@grsm.com>
Reply-To: "skaplan@grsm.com" <skaplan@grsm.com>
Date: Tuesday, May 11, 2021 at 11:52 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.

sandy kaplan
skaplan@grsm.com

San Francisco, California 94118

|

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St. Project - case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 8:17:25 AM
Attachments: [Opposing 217 Hugo St. Project.msg](#)
[Rejection of project 217 Hugo St.; Case number 2019-019373DRP-02.msg](#)
[Hugo St. Construction.msg](#)
[217 Hugo St. case number 2019-019373DRP-02.msg](#)
[217 Hugo Street Condominium Proposal Case no. 2019-019373DRP-02.msg](#)

Commission Affairs

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Direct: 628.652.7600 | www.sfplanning.org
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From: caitlin cicala <caitlin.cicala@gmail.com>
Sent: Tuesday, May 11, 2021 8:59 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo St. Project - case number: 2019-019373DRP-02

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To whom it may concern,

I write to you for a couple of reasons, first, are there really still buildings going up without affordable housing, this seems like a missed opportunity and necessary one. I am definitely not in the upper echelon of SF and the places for me to live have become more and more limited. I am a baker and can barely scrape by in this city that wants my goods but not me.

Secondly, after such a brutal year, one in which I lost my job, I feel more aware than ever of the struggle of small businesses. From my understanding this project would wreak havoc on 4 small businesses that have already gone through hell over the past year.

I oppose this project, it seems unnecessary and ultimately destructive. I have often gotten lunch at Yo Tambien Cantina, they have been a great addition to the neighborhood. The other three businesses as well form a community that is becoming harder and harder to find. I think the long construction project and disruption to this little neighborhood would be devastating to 4 wonderful businesses that serve their community.

Please consider this letter in opposition to the construction project at 217 Hugo St.

Thank you for your time.

Caitlin Cicala

From: [CPC-Commissions Secretary](#)
To: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SUPPORT 10. 2021-002990PCA (A. MERLONE: (628) 652-7534) TEMPORARY CLOSURE OF LIQUOR STORES IN POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT[BF 210287]
Date: Wednesday, May 12, 2021 8:16:22 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Moe Jamil <moejamil@gmail.com>

Sent: Tuesday, May 11, 2021 8:45 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Woody LaBounty <wlabounty@sfheritage.org>

Subject: SUPPORT 10. 2021-002990PCA (A. MERLONE: (628) 652-7534) TEMPORARY CLOSURE OF LIQUOR STORES IN POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT[BF 210287]

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

Dear Planning Commissioners,

I am writing in support of the item 10 on your agenda this week. I urge that the item be approved along with the staff's well-thought-out recommendations for wider assistance for Legacy Businesses facing displacement. Because time is of the essence for the Jug Shop, *I urge that the item be passed through as expeditiously without major modification and then perhaps the broader changes recommended by staff be taken up in a duplicated file* to allow time for all stakeholders to fine tune the necessary code amendments. For example, as a board member of San Francisco Heritage, our organization which was instrumental in creating the Legacy Business program and we would appreciate working with the Supervisor and the department on these broader changes which look *very* promising as anti-displacement tools. I can imagine merchant associations as well as the Council of District Merchants may also want to weigh in just to think of some of the potentially

interested stakeholders, I am sure there are more as well. Thank you for your consideration and thank you to the department for a well-done and comprehensive case report.

Sincerely,
Moe Jamil

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: project 217 Hugo St. and case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 8:16:02 AM

Commission Affairs

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From: Eunice Ross <eunicetross@gmail.com>
Sent: Tuesday, May 11, 2021 8:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: project 217 Hugo St. and case number: 2019-019373DRP-02

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To Whom It May Concern,

I am writing to contest the luxury condo permit that will greatly impact four businesses that I frequent and support in my neighborhood.

By allowing construction for this luxury condo, you are creating more challenges for Hugo Launderette (immigrant-owned), Body Philosophy Club (queer-woman-owned), Yo Tambien Cantina (queer-women-immigrant-owned), and UC Market (immigrant-owned) to stay open. These businesses have already been heavily affected by the coronavirus and to see them permanently shuttered would be devastating for the community.

Since moving to 7th and Irving, My family and I have developed a stronger sense of attachment to where I live party because of Yo Tambien Cantina. They have been my saving grace when the pandemic started and I'm constantly rooting for their success (as well as the three other businesses).

Please take this into consideration.

Sincerely,
Eunice Ross
A Concerned Resident

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: small businesses in District 5 need your help re: case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 8:15:42 AM

Commission Affairs

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From: Isa & Kenzie <hello@yotambientropical.com>
Sent: Tuesday, May 11, 2021 8:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: small businesses in District 5 need your help re: case number: 2019-019373DRP-02

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Att: Commissions Secretary et al.,

My name is Kenzie Benesh, and my wife and I own a small business in District 5 located at 205 Hugo Street. Our business is a small cafe/restaurant where we have been operating for 3 years now. This past year has no doubt been the hardest due to COVID-19. We have managed to stay somewhat operational by offering take-out food and building a parklet for our customers and community members.

We have an urgent matter regarding the building at 217 Hugo Street which is set to be demolished. Even though there is a Discretionary Review set for this Thursday, it seems like the Planning Department will approve this construction for housing, even though this housing is NOT NEEDED in our city - luxury condos. The projected 40-foot-tall four story residential building being proposed is too tall and not aligned with the neighborhood ethos, architecture, and moral.

217 Hugo Street is currently a beautiful building that should not be demolished, but remain in-tact and be restored as a community space for dance, meditation, and more. .

There are four small businesses on this block, and they will all dramatically suffer (if not be forced to close) from this development. Body Philosophy Club (female owned and operated), UC Market,

and Hugo Street Launderette, and ourselves (Yo Tambien Cantina) are all against this development.

Our cafe is currently struggling to survive from covid-19 and we can only allow customers to sit outside on our parklet we built in September 2020.

Having construction take place would dramatically influence our source of revenue and clientele experience (if people still come while this demolition and construction take place).

I am not only a business owner in this neighborhood, but also a community member living at 250 Irving Street. For the record, I strongly OPPOSE this project Record No. 2019-019373DRP-02

Please consider small businesses and neighbors like us while assessing if this project is appropriate and needed in this area.

Please do not refer me to the Planning Department, we have already tried that route.

Thank you for reading,
- Kenzie Benesh

--

THE CANTINA

ORDER ONLINE :

www.YTC2GO.com

[@yotambiencantina](https://www.instagram.com/yotambiencantina)

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please stop 217 Hugo project
Date: Wednesday, May 12, 2021 8:15:18 AM

Commission Affairs
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-----Original Message-----

From: Olivia Petti <petti.olivia@gmail.com>
Sent: Tuesday, May 11, 2021 8:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please stop 217 Hugo project

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

Case number: 2019-019373DRP-02

Hello,

Please don't approve this project that will impact three small businesses.

I live a block from this potential project and am reaching out to express that I hope it does go through. UC Market, Yo Tambien Cantina, and Body Philosophy are all women or immigrant owned small businesses that have already struggled to stay open during the pandemic. This project would subject them to several years of demolition and construction to create two, just two, luxury condos. Hugo street is narrow and parking scarce. This project would impact foot traffic to these businesses, and make it harder for folks to park and patron these business.

This project also does not include any affordable housing, and will demolish a space currently zoned as commercial, that has served as a community dance studio for decades.

This project will negatively impact this community and severely hurt three small, women and immigrant run businesses. Please do not go forward with this project.

Thanks for your time,
Olivia Petti

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: project @ 217 Hugo St. and case number: 2019-019373DRP-02
Date: Wednesday, May 12, 2021 8:14:24 AM

Commission Affairs

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From: Ryan Seiter <rfseiter@gmail.com>
Sent: Tuesday, May 11, 2021 7:49 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: project @ 217 Hugo St. and case number: 2019-019373DRP-02

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Hey Community Leaders,

As a Sunset resident I want to express my disinterest and concern in having luxury units built here, in a housing crisis, and taking over existing community space. I really don't understand how projects like this get approved given the context of hardship in the city, for small businesses, and for unhoused people.

If this were a multi-unit mixed-income/affordable housing project that could be a home to many, this would be another story.

Thank you for your work!

Ryan

--

Ryan Seiter
224.623.1571

From: [CPC-Commissions Secretary](#)
To: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Discover Polk CBD letter of support for Thursday, May 13th hearing.
Date: Wednesday, May 12, 2021 8:13:27 AM
Attachments: [Discover Polk CBD - Letter of Support for Temporary Move of the Jug Shop.docx](#)

Commission Affairs

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From: Michael Priolo <Michael@jugshop.com>

Sent: Tuesday, May 11, 2021 3:05 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: Discover Polk CBD letter of support for Thursday, May 13th hearing.

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Hello Commissioners & staff,

Attached here is a letter of support from the Discover Polk CBD to approve item 10 below:

10. 2021-002990PCA (A. MERLONE: (628) 652-7534) TEMPORARY CLOSURE OF LIQUOR STORES IN POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT[BF 210287] – Planning Code Amendment – Ordinance amending the Planning Code to provide that temporary closure of liquor stores in the Polk Street NCD (Neighborhood Commercial District) as a result of a major capital improvement project is not an abandonment of such use, and that relocation of such use to another location in the Polk Street NCD does not require a new Conditional Use permit; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and

welfare under Planning Code, Section 302. Preliminary Recommendation: Approve with Modifications

As you know the Jug Shop's existing site 1590 Pacific will be developed into a 6 story 52 unit residential with ground floor retail(2030 Polk project) in the upcoming months. We are set for a temporary move to 1648 Pacific Ave. Once the development is complete, we will return to occupy the corner commercial condo.

Your approval on this item will allow the Jug Shop to continue serving the neighborhood at 1648 Pacific without significant interruption to operations in an effort to preserve a long tenured San Francisco Legacy Business. Without approval I fear our ability to survive displacement by development could be in jeopardy. Please vote to approve.

As always, thank you for your time, consideration and continued efforts for our city.

Cheers,

Michael Priolo
Owner | Operations Manager
The Jug Shop Inc.

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont Street, SF
Date: Tuesday, May 11, 2021 9:11:18 AM

Commission Affairs

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From: Marcy FRASER <marcyfraserinsf@gmail.com>
Sent: Monday, May 10, 2021 4:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 575 Vermont Street, SF

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Hello Commissioners:

I live at 559 Vermont, 2 houses away from the referenced address before the Commission. I have lived here since 1997. As proposed, 575 Vermont is out of scale with our neighborhood. In our immediate vicinity (1-1/2 blocks away) there are numerous larger, multistory apartment, condo and retail developments. Our block is not one of those developments. We have a school one block up and a couple of very small businesses nearby. Many, if not most of the recently constructed new residential development units are vacant.

Also, the 575 proposal appears to violate a number of items in the [San Francisco Planning Code](#) and to ignore guidelines from the [San Francisco Residential Design Guidelines](#). At 44 feet tall, it will block light to the mid-block open space, and it will invade the privacy of my neighbors' surrounding buildings and yards. Kids and grandkids play in those yards every day.

As a nurse who spent many years in public health, I support the addition of more housing in SF. However, we are at an inflection point with vacancies and change in the Showplace Square/Potrero neighborhood. I believe the negative impacts of the enormous current design will disrupt families and neighbors and be an eyesore on the block. Thank you for soliciting our feedback, and I look forward to your deliberations.

Marcy Fraser

PROJECT INFORMATION:

Project Address: 575 VERMONT ST -
Cross Streets: 17th and 18th Streets
Block / Lot No.: 4010 / 006
Zoning District(s): RH-2 / 40-X
Area Plan: Showplace Square / Potrero
Record No.: 2020-000886CUA

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, May 11, 2021 8:28:09 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: Gaylen Tolbert <info@email.actionnetwork.org>
Reply-To: "gaylen.tolbert@gmail.com" <gaylen.tolbert@gmail.com>
Date: Tuesday, May 11, 2021 at 6:15 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 support for a 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).

I live on Diamond Heights Blvd and some of my neighbors are concerned about the project. Their concerns are the lost view from the street and the loss of parking. I share the concern about the loss of parking and hope that there is a reasonable way to alleviate that.

But, I also believe it is unrealistic to expect that the lot will remain vacant in perpetuity. The proposed project will add value to the community. The plans are very attractive.

If something MUST be built on that lot, I feel this project is a good option. I urge you to support these new homes and help your district become a place where more residents can call home.

Gaylen Tolbert
gaylen.tolbert@gmail.com

San Francisco, California 94131

1

From: [M. Brett Gladstone](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Fung, Frank \(CPC\)](#); susan.diamond@sfgov.org; [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: Hearing This Thursday Guttenberg Project Landscaping
Date: Monday, May 10, 2021 4:09:00 PM
Attachments: [051021B.pdf](#)
[Guttenberg Plans.pdf](#)

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Dear Commissioners. I understand that at the hearing of last Thursday several Commissioners asked for changes in the landscaping plans. I have written you a letter, attached, concerning new changes. I also attach copies of the new landscape plans.

The landscape architect and I will be on a phone line during the hearing in case you should have any questions. If you believe a presentation would be appropriate, I am sure your staff can let us know.

Best,

M. Brett Gladstone



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

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Mail for Commissioner Koppel - letter - 2020-007734DRP - 3441 Washington St
Date: Monday, May 10, 2021 2:23:05 PM
Attachments: [letter - Joel Koppel - 2020-007734DRP - 3441 Washington St.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: "DCP, Reception (CPC)" <reception.dcp@sfgov.org>
Date: Monday, May 10, 2021 at 2:20 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Chanbory Son <chanbory.son@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>
Subject: Mail for Commissioner Koppel - letter - 2020-007734DRP - 3441 Washington St

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Monday, May 10, 2021 2:17:04 PM
Attachments: [Support for 1900 Diamond Street.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
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MUNI METRO SUBWAY, F-LINE TO RESUME MAY 15
Date: Monday, May 10, 2021 2:10:48 PM
Attachments: [05.10.21 Muni Service Resuming.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: Monday, May 10, 2021 at 12:04 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MUNI METRO SUBWAY, F-LINE TO RESUME MAY 15

FOR IMMEDIATE RELEASE:

Monday, May 10, 2021

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

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

MUNI METRO SUBWAY, F-LINE TO RESUME MAY 15

Improvements made during pandemic include maintenance upgrades to provide smoother rides and enhancements like Wi-Fi in tunnels

San Francisco, CA — Mayor London N. Breed and the San Francisco Municipal Transportation Agency (SFMTA) today announced the full Muni service plan and Muni Metro upgrades. All Muni Metro subway stations will reopen and the historic F-line streetcar will return to service on Saturday, May 15. Additionally, to continue maximizing Muni access citywide, a new bus route will also be added to the service plan to serve neighborhoods on the westside of San Francisco. The rollout of additional service coincides with the reopening of businesses and activities across the city. Muni service is a large component of San Francisco's economic recovery.

“Getting San Francisco moving forward requires us doing everything we can to get Muni back to full service,” said Mayor Breed. “As we reopen more businesses and activities, it’s essential that our transit service is able to accommodate more passengers and help people get around our city. This weekend, Muni subway service, the F-Line, and more full routes are returning, and Muni is coming back even stronger with new improvements like Wi-Fi in the subway tunnels.”

In addition to the reopening of subway stations and the F-Line, on May 15, the N Judah Metro rail service will resume its full route between Ocean Beach and 4th and King Street (Caltrain), and the T Third will be extended to West Portal and then continue on,

running as the K Ingleside to Balboa Park Station. With the return of rail service to these routes, customers will have faster transit times downtown, as well as to other popular destinations including the Castro, City College, Ocean Beach, Golden Gate Park, Oracle Park, Chase Center, UCSF Parnassus, UCSF Mission Bay, and Caltrain.

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

Key improvements for Muni Metro riders include:

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

After working closely with Castro, mid-Market and Fisherman’s Wharf merchants, the full F Market & Wharves route from Fisherman’s Wharf to Market and Castro will return to service on San Francisco’s beloved, historic streetcars. This return to service will help support the city’s reopening and return of tourism.

In response to customer feedback for improved service to connect hospitals, grocery stores, and vaccination sites in hilly areas, SFMTA is also introducing a temporary new combined route—the 36/52 Special. This bus route will serve the hilltop neighborhoods of Forest Hill, Miraloma, and Sunnyside in a loop between Forest Hill Station and Glen Park Station. Currently, 91% of San Franciscans are within two to three blocks of a Muni stop, including 100% of residents in San Francisco’s neighborhoods identified in the [Muni Service Equity Strategy](#).

“There is no economic recovery without public transit,” said Jeffrey Tumlin, SFMTA Director of Transportation. “Our staff is committed to keeping San Francisco moving and is working tirelessly to bring Muni service back better than ever.”

May 15, 2021 Muni Service Changes

Service hours for each route are noted below. Owl network service hours are 10 p.m. to 5 a.m. daily. For more information on frequency and hours of service, read more on the [COVID-19 Muni Core Service Plan](#).

F Market & Wharves

The historic streetcar will return to service between 17th and Castro Streets and Jones and Beach Streets.

- Service hours:
 - From Castro: Approximately 11 a.m. to 7 p.m. (first trip departing from Castro Station is 10:50 a.m.)
 - From Fisherman’s Wharf: Approximately 12 p.m. to 8 p.m.
- Use the [L Bus](#) or [L Owl](#) for local service along Market Street during the hours when the F is not running.

K Ingleside/T Third

The K Ingleside and T Third will interline as the KT Ingleside-Third, expanding service between Balboa Park and Sunnydale. This route will use the newly reopened Muni Metro subway, serving all stations between West Portal and Embarcadero.

- Service hours
 - Weekdays: 6 a.m. to 9 p.m.
 - Weekends: 8 a.m. to 9 p.m.
- Between the hours of Owl service (10 p.m. to 5 a.m.) and rail service, Muni Metro buses will provide service from 9 p.m. to 10 p.m. on weekdays, and 5 a.m. to 8 a.m. and 9 p.m. to 10 p.m. on weekends.
 - The K Bus will run between **Balboa Park and West Portal Station** from 9 p.m. to 10 p.m, daily.
- During the weekend, for the hours between Owl service (10 p.m. to 5 a.m.) and rail service, the K Ingleside bus will run between Balboa Park and Embarcadero-Ferry Plaza from 5am to 8am and the T Third bus will run between Embarcadero-Ferry Plaza and Sunnydale.

N Judah

Rail service will resume for the entire route with two-car trains replacing Metro buses. Riders will have more room and fewer pass ups as the two-car train increases the N Judah's capacity.

- Service hours
 - Weekdays: 6 a.m. to 9 p.m.
 - Weekends: 8 a.m. to 9 p.m.
- Muni Metro buses will cover the hours between Owl Service and rail service, running 5 a.m. to 6 a.m. and 9 p.m. to 10 p.m. on weekdays and 5 a.m. to 8 a.m. and 9 p.m. to 10 p.m. on weekends.

K Bus, L Bus and L Owl

- These lines will no longer serve Forest Hill Station directly. Please visit [K Bus](#), [L Bus](#) and [L Owl](#) route pages for more information.

36/52 Special*

- Temporary new combined route between Forest Hill Station and Glen Park Station serving the Glen Park, Sunnyside and Miraloma communities. The route will serve Laguna Honda Hospital.
- The inbound (clockwise) route will include an additional loop on Clarendon.

8 Bayshore

- The current 8AX Bayshore "A" Express service will become the 8 Bayshore short between City College and Kearny at Pacific. Service for this route ends at 7:30 p.m. daily.
- The 8 Bayshore long will continue to travel between City College and Fisherman's Wharf.
- The 8 Bayshore will return to its pre-pandemic route traveling north on Kearny, instead of Stockton.

To help stop the spread of COVID-19, face masks are required by federal law in Muni stations, when purchasing a ticket and while waiting for, boarding, riding or exiting transit. More information on the SFMTA's service can be found on their [website](#).

###

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont
Date: Monday, May 10, 2021 1:15:24 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: Mark Platosh <mark@platosh.com>
Sent: Monday, May 10, 2021 11:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 575 Vermont

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

Dear Planning Commission,

As a 15 year resident and current Safe SF block captain, I am writing you to reconsider the design of the massive development being proposed at 575 Vermont Street. Currently, there is an earthquake shack home there, but the plans for the new home are for a staggering 44' high + roof deck home that is out of character with the block entirely. This monstrosity of a home will block an incredible amount of light from the downslope neighbors. The house rear setback is also set at 25% instead of the mandatory 45%, and no the neighbors do not approve of this. As block captain, I have received numerous complaints from the neighbors who are living next door to this monstrosity. There are no 2 family homes anywhere near the size and footprint of this home, and none with a rooftop deck. The developer initially told the neighbors that it was going to be a 3 story home, and they would take neighbors' ideas into account. Apparently, that never happened, and we somehow are on the final design with 4 stories. A house of this size makes absolutely no sense in our neighborhood, and it needs to be trimmed down.

Thank you for your consideration

Mark Platosh
529 Vermont

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE STREET WELLNESS RESPONSE TEAM TO EXPAND SERVICES FOR THOSE IN NEED
Date: Monday, May 10, 2021 11:34:31 AM
Attachments: [05.10.21 Street Wellness Response Team.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: Monday, May 10, 2021 at 11:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE STREET WELLNESS RESPONSE TEAM TO EXPAND SERVICES FOR THOSE IN NEED

FOR IMMEDIATE RELEASE:
Monday, May 10, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED ANNOUNCES PLAN TO CREATE
STREET WELLNESS RESPONSE TEAM TO EXPAND
SERVICES FOR THOSE IN NEED**

Building on the success of the Street Crisis Response Team pilot program, the new team will provide an effective, non-police response to people who are not in crisis but need attention and support on San Francisco's streets

San Francisco, CA — Mayor London N. Breed today announced a plan to create a new Street Wellness Response Team to improve outcomes for people in need on San Francisco's streets and advance the City's efforts to implement alternatives to police responses to non-violent calls. The Street Wellness Response Team will provide an appropriate medical and social service response for people who require immediate assistance but do not have emergent behavioral health care needs. San Francisco's Street Crisis Response Teams (SCRT) will continue operating to address the needs of people experiencing behavioral health crises.

“Building on the early success of the Street Crisis Response Team, we are continuing our work to make a significant change to improve how we effectively serve people in need on our streets,” said Mayor Breed. “Many calls to 911 or 311 about someone who appears to need help on our streets don't require an armed police response, and often the services and care people need would be best provided by a paramedic or outreach worker instead of a police

officer. As we work to recover from COVID-19, part of making our city stronger and healthier requires pushing forward on our efforts to help people experiencing homelessness and who are on our streets in need of assistance and connections to housing. The Street Wellness Response Team will work alongside the Street Crisis Response Teams. Together, these Street Response Teams will meet people where they are and provide the level of care that is needed.”

The Street Wellness Response Team will consist of community paramedics and EMTs from the San Francisco Fire Department (SFFD) and Homeless Outreach Team members from the Department of Homelessness and Supportive Housing (HSH). They will be dispatched to focus on well-being checks and situations that require immediate attention, but do not meet the threshold of an acute behavioral health crisis. This includes situations such as someone with obvious wounds, people who are lying down or sleeping, or someone inappropriately clothed for the weather.

SFFD community paramedics, which also support the Street Crisis Response Team, will perform medical, behavioral, and social needs assessments, render immediate aid if needed, and along with the homeless outreach worker, will be able to offer meaningful connections to services and housing. The new team will be deployed on 12-hour shifts in an SFFD vehicle and have the ability to provide transportation services to individuals who might need that as part of the engagement.

As with SCRT, the new Street Wellness Response Team will be able to respond directly to 911 and 311 calls for service. The team will analyze 911 and 311 calls for service to strategically assign teams to be in areas where there is high need and proactively respond to people in distress on the street who are not in an acute behavioral health crisis. Integrating these teams with 911 and 311 dispatch will also help with tracking data and outcomes to ensure efficacy of the program.

Existing outreach teams like the Homeless Outreach Team and Harm Reduction Outreach teams will continue to operate, complementing the Community Response Teams by providing ongoing, specialized outreach to people experiencing homelessness who need support to stabilize and move from streets to housing.

The Mayor’s proposed budget for Fiscal Years 2021-22 and 2022-23, which will be submitted by June 1, 2021, will include \$9.6 million to fund five teams over two years. If this team is approved in the Budget when it is finalized at the end of July, they would begin the operational planning, developing protocols—including risk assessment and dispatch—and launch at least one team by January 2022 and build up to five teams total by April 2022.

“The San Francisco Fire Department’s Community Paramedic Division stands ready to build another team to deliver the much needed services to people of the City and County of San Francisco,” said Chief Jeanine Nicholson, San Francisco Fire Department. “Mayor Breed has recognized the positive impact that community paramedicine has had with the recently implemented Street Crisis Response Team and EMS6. The SFFD looks forward to being a part of the solution to improving people’s lives as well as overall street conditions.”

“The Street Wellness Response Team will provide dignified and compassionate care to people experiencing homelessness on our streets and in our neighborhoods,” said Shireen McSpadden, Director of the San Francisco Department of Homelessness and Supportive Housing. “We appreciate this investment in making our communities safer and more humane

for all residents of San Francisco.”

During the rollout of SCRT, the City has continued to focus on the next steps needed to provide better services and outcomes for people on the street and end the use of police as first responders when an armed response is not needed. Led by the Mayor’s office, City departments including SFFD, Department of Emergency Management, San Francisco Police Department, the Department of Public Health, HSH, San Francisco Municipal Transportation Agency, City Administrator’s office, and Public Works, have been identifying and analyzing further calls that could be diverted from the police and handled by different non-law enforcement entities in a manner that is safe, sustainable for the long-term, and delivers better service for those in need of assistance.

In 2019, there were approximately 18,000 calls for assistance regarding “well-being checks” that were fielded by both 911 and 311 in which the police were ultimately deployed to respond. This is one of the highest-volume call categories currently being answered by police after the calls regarding “mentally disturbed adults” that have already been diverted to SCRT. To address these “well-being” requests and provide more proactive outreach, Mayor Breed is proposing these new teams to operate in concert with SCRT and the City’s continuum of services.

“There is a lot of stigma against people having a mental health crisis on the streets,” said Miguel Levya, a peer counselor for SCRT. “We find we can deescalate most situations by treating them the way everyone wants to be treated – with kindness and respect. This offers the best approach for getting them the help they need, and resolving any disturbances that have happened.”

Street Crisis Response Team Background

In June 2020, Mayor Breed announced a roadmap to fundamentally change the nature of policing in San Francisco and issued a set of policies to address structural inequities. She proposed four priorities to achieve this vision: ending the use of police in response to non-criminal activity; addressing police bias and strengthening accountability; demilitarizing the police; and promoting economic justice.

The Street Crisis Response Team launched in November 2020 to change the way San Francisco responds to non-violent, mental health crises on our streets. The SCRT pilot program offers a unique model for the nation with a behavioral health and harm reduction approach to people in distress. Each SCRT neighborhood team consists of a paramedic, a behavioral health clinician, and peer health worker.

SCRT launched its fourth team on Monday, May 10. These teams are currently operating in the Tenderloin, the Castro/Mission, the Bayview, and the Northeast/Waterfront/Chinatown area. The program will be fully deployed by the end of the summer after a fifth team comes on board to cover remaining geographic areas while a sixth team provides city-wide 24/7 coverage.

By April, the teams had responded to more than 700 calls with an average response time of 15 minutes. The vast majority of those calls, or 82%, were dispatched from 911. All in all, the SCRT diverted 19% of “mentally disturbed person” calls from dispatch, demonstrating that the SCRT program can be a clear alternative to law enforcement. In 53% of the cases, the SCRT was able to resolve the crisis on the scene and in 37% of the cases the client was

transported to the hospital or a social or behavioral provider who could provide more intensive medical support or behavioral health treatment.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comment May 13, 2021
Date: Monday, May 10, 2021 8:19:13 AM
Attachments: [Presentation 18.pdf](#)

Commission Affairs

San Francisco Planning
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From: SchuT <schuttishtr@sbcglobal.net>

Sent: Saturday, May 08, 2021 1:19 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>

Cc: Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Parks, Susan (CPC) <susan.parks@sfgov.org>; Smith, Maggie (CPC) <maggie.smith@sfgov.org>

Subject: General Public Comment May 13, 2021

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

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

Good afternoon.

Attached are photos of two projects.

Both were approved as Alterations. I would call them "Extreme Alterations" that veer into

Demolitions.

One recently sold again three and a half years after the after the first flip.

The other is currently for sale in the first flip.

I included some of the Staff for the SW Quadrant as well as Ms. Boudreaux and her colleagues on the Cultural Resources Survey because I wanted to show the loss of the Mediterranean inspired residential architecture.

This is an “intangible resource” in San Francisco neighborhoods like Noe Valley/Eureka Valley/Dolores Heights (what was historically known as “The Mission”) as this Mediterranean style is the predominant type of infill housing in the post Victorian and Edwardian eras of development of the 1920s and 1930s per previously published HREs.

Thank you and take good care.

Sincerely,

Georgia Schuttish

Sent from my iPad

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: Monday, May 10, 2021 8:18:36 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: Taffy Zhou <info@sg.actionnetwork.org>
Sent: Saturday, May 08, 2021 3:34 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.

Taffy Zhou

xiaohuazhou06@gmail.com

Sunnyvale

San Francisco , California 94134

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on proposed project at 575 Vermont
Date: Monday, May 10, 2021 8:18:19 AM
Attachments: [Letter to Planning - 575 Vermont Project.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: Scott Carr <scott@parrcarr.com>
Sent: Sunday, May 09, 2021 3:29 PM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Marion Parr <marion@parrcarr.com>
Subject: Comments on proposed project at 575 Vermont

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

Dear Mr. Christensen, attached please find our comments for the proposed project at 575 Vermont Street. We respectfully request the Planning Commission deny the demolition of the existing structure and conditional use authorization for the proposed project. The negative impacts of the current design far outweigh any potential benefit from this proposed project.

PROJECT INFORMATION

Project Address: 575 VERMONT ST
Cross Streets: 17th and 18th Streets
Block / Lot No.: 4010 / 006
Zoning District(s): RH-2 / 40-X
Area Plan: Showplace Square / Potrero
Record No.: 2020-000886CUA

Thank you very much.

--

Scott Carr and Marion Parr
scott@parrcarr.com

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 575 Vermont St proposal (Record No. 2020-000886CUA) - Neighbor concerns (587 Vermont St)
Date: Monday, May 10, 2021 8:17:46 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: Jessie Carr <jessie.s.carr@gmail.com>
Sent: Sunday, May 09, 2021 4:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 575 Vermont St proposal (Record No. 2020-000886CUA) - Neighbor concerns (587 Vermont St)

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

Dear Mr. Christensen,

I am writing in reference to the proposed project at 575 Vermont Street, scheduled for a Conditional Use hearing (Record # 2020-000886CUA) with the Planning Commission on 13 May 2021. I am the tenant of the unit directly to the south, 587 Vermont Street. **I respectfully request that you deny the demolition of the existing structure and conditional use authorization for the proposed project**, as a redesign is necessary to address my concerns and the concerns of other neighbors.

My primary concerns with this proposal are that:

- the proposed 4-story structure is completely out of scale with the neighboring buildings, especially my unit, 587 Vermont,
- the project as designed will block light to the entire north-facing side of my unit, including my kitchen, living room, and bedroom, and
- the current proposal includes multiple design features which will invade my privacy due to direct line-of-sight windows/deck views from the proposed structure into my living room and bedroom windows.

Scale concerns

The San Francisco Planning Code highlights the importance of “*maintaining adequate light, air, and privacy*” as well as ensuring that new developments recognize the scale of existing surroundings and promote harmony between existing and new developments, avoiding structures that are overwhelming or dominating. Furthermore, the San Francisco Residential Design Guidelines reference both the immediate and broader neighborhood context of new developments, with specific guidelines for “*respect(ing) the topography of the site and the surrounding area*” and “*design(ing) the scale of the building to be compatible with the height and depth of surrounding buildings*”. The 575 Vermont proposal does not respect these goals, instead proposing a structure that would be by far the tallest structure on the block and more than 1.5 times the size of any neighboring buildings. The scale of the proposal should be substantially reduced to avoid towering over the neighboring buildings. **At a minimum, the proposed 4-story building needs to be reduced to a 3-story building to be more in harmony with the neighboring buildings.**

Light concerns

The proposed 4-story building will block both natural light and air to the living room, kitchen, and bedroom windows at my unit, 587 Vermont. One of the San Francisco Residential Design Guidelines is to “*articulate the building to minimize impacts on light and privacy to adjacent properties*”. This project, as currently proposed, will block all light to the north-facing windows of 587 Vermont (which account for half of all the windows in the unit); **the overall size of the proposed 575 Vermont building should be reduced to help mitigate the loss of natural light and air to 587 Vermont.**

Privacy concerns

Several of the windows and decks of the proposed 575 project will have direct line-of-sight to my north-facing windows at 587 Vermont, including my living room and my bedroom. As per the Residential Design Guideline referenced above, **at a minimum, the 575 Vermont proposal should be redesigned to minimize the invasion of my privacy at 587 Vermont by removing the corner windows, providing screening on the proposed 3rd floor deck, and removing the proposed roof deck.**

I respectfully request that the planning commission consider my concerns and the concerns of my neighbors and deny the demolition and conditional use authorization of the project as currently proposed. **Specifically, I request that the 575 Vermont project be reduced to no more than 3 stories (in total) to better match the size and scale of my unit and other neighboring structures, to reduce the blockage of light and air to my unit, and to maintain privacy to my unit.**

Thank you very much for your consideration, and please let me know if I can provide any further details on the concerns listed above.

Best,

Jessie Carr, Ph.D.

587 Vermont St. tenant

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Brief and Letters of Support - RE: 3441 Washington Discretionary Review Planning Commission hearing date
Date: Friday, May 07, 2021 3:00:44 PM
Attachments: [Combined Letters.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: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Thursday, May 6, 2021 at 6:57 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: Brief and Letters of Support - RE: 3441 Washington Discretionary Review Planning Commission hearing date

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: Ryan Patterson <ryan@zfplaw.com>
Sent: Thursday, May 06, 2021 5:40 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Angelica Nguyen <angelica@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; Shoshana Raphael <shoshana@zfplaw.com>
Subject: RE: Brief and Letters of Support - RE: 3441 Washington Discretionary Review Planning Commission hearing date

Hi David,

Here are 8 additional letters of support for DR.

Thanks,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: Ryan Patterson
Sent: Wednesday, May 5, 2021 4:59 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Angelica Nguyen <angelica@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; Shoshana Raphael <shoshana@zfplaw.com>
Subject: Brief and Letters of Support - RE: 3441 Washington Discretionary Review Planning Commission hearing date

Hi David,

Please find our brief attached. I'm also attaching 26 letters of support. FYI, one is from DR Requestor Bill Rothman, and a second is from another person who lives at Mr. Rothman's address.

Thanks,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Thursday, April 22, 2021 11:51 AM
To: Shoshana Raphael <shoshana@zfplaw.com>; Ryan Patterson <ryan@zfplaw.com>
Cc: Angelica Nguyen <angelica@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>
Subject: RE: 3441 Washington Discretionary Review Planning Commission hearing date

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

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From: Shoshana Raphael <shoshana@zfplaw.com>
Sent: Thursday, April 22, 2021 11:03 AM
To: Ryan Patterson <ryan@zfplaw.com>; Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Angelica Nguyen <angelica@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>
Subject: Re: 3441 Washington Discretionary Review Planning Commission hearing date

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

Hi David,

Following up on the below, can you please let us know when you need any submissions for the Commission packet?

Thank you,

Shoshana Raphael
Zacks, Freedman & Patterson, PC

601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

Please excuse any delay in response to emails, letters, and messages during SFDPH Order No. C19-07 (COVID-19 "shelter-in-place" rules). Our firm will be working partially remotely in the interim.

PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED. EFFECTIVE MARCH 9, 2021, OUR NEW ADDRESS WILL BE:
ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CA 94111

***Our Office and Fax numbers will remain the same**

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From: Shoshana Raphael <shoshana@zfplaw.com>
Date: Monday, April 19, 2021 at 9:47 AM
To: Ryan Patterson <ryan@zfplaw.com>, "Winslow, David (CPC)" <david.winslow@sfgov.org>
Cc: Angelica Nguyen <angelica@zfplaw.com>, Chandni Mistry <chandni@zfplaw.com>, Brian O'Neill <brian@zfplaw.com>
Subject: Re: 3441 Washington Discretionary Review Planning Commission hearing date

Good morning David,

Following up on the below. Separately, do you have any notion yet when you might like to schedule the meeting with the Project Sponsor?

Thank you,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

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From: Ryan Patterson <ryan@zfplaw.com>

Date: Thursday, April 15, 2021 at 3:57 PM

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

Cc: Angelica Nguyen <angelica@zfplaw.com>, Chandni Mistry <chandni@zfplaw.com>, Shoshana Raphael <shoshana@zfplaw.com>, Brian O'Neill <brian@zfplaw.com>

Subject: RE: 3441 Washington Discretionary Review Planning Commission hearing date

Hi David,

Further to Shoshana's email, can you also please let us know when you need any submissions for the Commission packet?

Thanks,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
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From: Shoshana Raphael <shoshana@zfplaw.com>

Sent: Thursday, April 15, 2021 2:51 PM

To: Winslow, David (CPC) <david.winslow@sfgov.org>; Bill Rothmann <billrothmann@aol.com>; kevinchessen@gmail.com

Cc: Ryan Patterson <ryan@zfplaw.com>; Angelica Nguyen <angelica@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>

Subject: Re: 3441 Washington Discretionary Review Planning Commission hearing date

Hi David,

We are interested in attending a meeting, and appreciate your time in organizing and attending the meeting. Please let me know what dates works for you.

Best,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

Please excuse any delay in response to emails, letters, and messages during SFDPH Order No. C19-07 (COVID-19 "shelter-in-place" rules). Our firm will be working partially remotely in the interim.

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

Date: Tuesday, April 6, 2021 at 2:59 PM

To: Bill Rothmann <billrothmann@aol.com>, "kevinchessen@gmail.com" <kevinchessen@gmail.com>, Shoshana Raphael <shoshana@zfplaw.com>

Subject: 3441 Washington Discretionary Review Planning Commission hearing date

Dear DR Applicant,

Your Application for Discretionary Review for the Building Permit Application # 2020.0807.1354 has been received. The date for the **Planning Commission hearing** has been set for **5.13.21**. Public notification will be sent 20 days prior to the hearing date. The project has been initially found to be compliant with the Department's Residential Design Guidelines. In light of your claim that this project involves exceptional or extraordinary circumstances, an additional review will be conducted by the Department's design review team prior to the hearing.

I offer to convene one meeting between you and the project sponsor regarding this project prior to the Commission hearing date to allow a chance for any reconciliation. If interested, please indicate by responding to this email by April 21 and a date will be scheduled.

Please note that all materials must be received three weeks before the hearing date to be included in the Planning Commissioners' packets.

Thank you.

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

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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 13, 2021
Date: Friday, May 07, 2021 2:57:39 PM
Attachments: [20210513_cal.docx](#)
[20210513_cal.pdf](#)
[Advance Calendar - 20210513.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for May 13, 2021.

Cheers,

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: [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: Friday, May 07, 2021 2:14:16 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: lina li <info@sg.actionnetwork.org>
Sent: Friday, May 07, 2021 12:14 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.”

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.

lina li

240li240@gmail.com

hahn 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: Friday, May 07, 2021 1:51:35 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: Mary Lok <info@sg.actionnetwork.org>
Reply-To: "marykimlok@gmail.com" <marykimlok@gmail.com>
Date: Thursday, May 6, 2021 at 12:50 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.

Mary Lok
marykimlok@gmail.com
469Amherst st
San Francisco , Ca, 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: Friday, May 07, 2021 1:51:10 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: lina li <info@sg.actionnetwork.org>
Reply-To: "240li240@gmail.com" <240li240@gmail.com>
Date: Friday, May 7, 2021 at 12:13 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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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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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.

lina li
240li240@gmail.com
hahn st
san francisco , California 94134

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO PROPOSES ART INSTALLATION TO HONOR BLACK LIVES, HISTORY OF AFRICAN AMERICANS
Date: Friday, May 07, 2021 1:50:45 PM
Attachments: [05.07.21 Monumental Reckoning Proposal.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, May 7, 2021 at 1:49 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO PROPOSES ART INSTALLATION TO HONOR BLACK LIVES, HISTORY OF AFRICAN AMERICANS

FOR IMMEDIATE RELEASE:
Friday, May 7, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

Video of the proposed installation is available [here](#).

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

SAN FRANCISCO PROPOSES ART INSTALLATION TO HONOR BLACK LIVES, HISTORY OF AFRICAN AMERICANS

Opening of 'Monumental Reckoning' sculpture in Golden Gate Park would coincide with Juneteenth

San Francisco, CA — Mayor London N. Breed today announced the City of San Francisco is planning a new public art installation to honor Black lives and the history of African Americans. The installation is planned to be located in Golden Gate Park's Music Concourse next month, in time for Juneteenth.

The installation, *Monumental Reckoning*, by Bay Area sculptor Dana King, honors the first Africans stolen from their homeland and sold into chattel slavery in the New World. The installation consists of 350 sculptures representing the number of Africans initially forced onto the slave ship San Juan Bautista for a journey of death and suffering across the Atlantic. A handful of these original 350 ancestors became America's first enslaved people.

The sculptural figures created in all black steel with vinyl tubing, each standing four feet high, would surround the empty pedestal where a statue of Francis Scott Key once stood. Key, who wrote the lyrics to the Star Spangled Banner, was a slave owner and abolition opponent. Protestors toppled the statue on Juneteenth 2020.

“The art and monuments that we choose to display in our city and the civic art that fills our public spaces must reflect the diversity of our community, and honor our history,” said Mayor Breed. “This powerful public art installation in Golden Gate Park will help us not only commemorate Juneteenth, but also serve as an example of how we can honor our past, no matter how painful, and reflect on the challenges that are still with us today.”

Monumental Reckoning would allow visitors to commune with the figures. The phrase “Lift Every Voice” would shine from atop the nearby Spreckels Temple of Music through a second, connected piece by Illuminate the Arts. These are the first three words of “Lift Every Voice and Sing,” a song written by civil rights champion James Weldon Johnson and first performed in 1900—the same year the Spreckels Temple of Music opened. For more than a century, Johnson’s song of unity has been sung as the Black national anthem. United States Representative James Clyburn is currently leading an effort to have the song named America’s national hymn.

“I’m excited to see the new monument go up in Golden Gate Park to honor Black lives and the rich history of African Americans,” said Board of Supervisors President Shamann Walton. “I think this is a perfect example of trying to right a wrong. Rather than uplifting individuals with oppressive histories, this is an opportunity to honor diversity and our community through public art.”

The installation was approved by both the San Francisco Arts Commission and the San Francisco Recreation and Park Commission’s Operations Committee this week. It is currently under review by the Planning Commission. “Lift Every Voice” will also need to be approved by the City’s Historical Preservation Committee before it can be installed. If approved, *Monumental Reckoning* would open to the public on June 19 or Juneteenth 2021, which commemorates the end of slavery in the U.S. The art piece would remain in place through June 20, 2023.

“The memory of African descendants deserves to be told truthfully and publicly,” said Dana King, the sculptor of *Monumental Reckoning*. “Monumental Reckoning fulfills both objectives with the installation of 350 ancestors who will encircle the Francis Scott Key plinth in Golden Gate Park. The ancestors stand in judgement, holding history accountable to the terror inflicted on the first group of enslaved people brought here in 1619 to the last person sold to another, all victims of chattel slavery. Even though the business of enslavement ended long ago, it still resonates generationally for African Americans and forms the bedrock from which systems of oppression proliferate today.”

“What Dana King’s powerful installation communicates and commemorates is a sober cultural gut-punch long overdue, and I hope it’s the beginning of many such visual testaments in the public realm that venerate the origin stories of our most marginalized and disenfranchised populations,” said Ralph Remington, San Francisco’s Director of Cultural Affairs. “We almost never see images of Black people represented in our public monuments, or in the American telling of history. So it’s no surprise that in a society rooted in white supremacy, people of color remain invisible and undervalued in our mythology, symbols, architecture and national narrative. While the City examines the historic works in our Civic Art Collection and the future of monuments in San Francisco, this installation will help build and advance a discourse about who and what we venerate in our open spaces.”

“We are incredibly proud to host this powerful piece,” said San Francisco Recreation and Park

Department General Manager Phil Ginsburg. “Monumental Reckoning prompts frank discussion about the legacy of slavery, while charting a course between past, present and future. We are grateful to have these crucial conversations in Golden Gate Park—a beloved public space that belongs to everyone.”

Fundraising, community outreach, and ongoing support for the installation is being provided by the Museum of the African Diaspora. Creative and programming support would be provided by The Black Woman is God, which is an annual group exhibition of Black women artists curated by Karen Seneferu and Melorra Green. The project celebrates Black women as essential to building a more just society and sustainable future and reclaims space historically denied to Black women artists.

###

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: Friday, May 07, 2021 9:12:35 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](#)

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: King Chan <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 7:29 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,

“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.

King Chan

kingchan2014@yahoo.com

Raymond Ave.

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: Friday, May 07, 2021 9:10:53 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](#)
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[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: Elena O. <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 7:19 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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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.

Elena O.

expiredorangejuice@gmail.com

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: Friday, May 07, 2021 9:09:15 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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Commission Affairs

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From: Jenny Kwan <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 5:35 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.

Jenny Kwan

jennyk733@yahoo.com

2428 Bayshore blvd

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to another marijuana retail in Visitacion Valley !
Date: Friday, May 07, 2021 9:07:13 AM

Commission Affairs

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From: marlene tran <tranmarlene@yahoo.com>
Sent: Thursday, May 06, 2021 4:45 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>
Cc: Marlene TRAN <tranmarlene@yahoo.com>
Subject: Re: Opposition to another marijuana retail in Visitacion Valley !

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

Re: Opposition to another marijuana retail in Visitacion Valley!

As a longtime community activist, I am writing on behalf of hundreds of residents, especially our non-limited-English speaking residents and those uninformed because of their digital divide, to **oppose** the proposal to install another cannabis retail at the very entrance to Visitacion Valley.

Our low-income community has a large youth and senior population, 49% foreign born and 75% are families, therefore we **need programs, services and retail businesses that can directly benefit us**, especially on our small commercial corridor of Leland Avenue--- but **not** another cannabis store!

We hope our Board of Supervisors, Commissioners and Staff understand we have a lot of **valid reasons to oppose this large retail store which does not meet our community needs.**

While the project sponsor's letters are in four languages, but their **community meeting on April 21st**, was **only on-line and only in English**. This shows they have **no** understanding nor respect for our community who are largely non-English speaking residents with a huge digital divide. Besides this letter, the 5 Leland people have not made any effort to engage or respond to most of our residents

In response to the current SF Planning requirements, this proposed use is **not necessary** and **not desirable** to our Visitacion Valley residents.

There is already a MCD at 2442 Bayshore which is less than 100 feet from this proposed site.

In previous response to the current MCD site, some of the current Commissioners and staff may remember that our community had mobilized hundreds to the Hearing and generated thousands of signatures to **oppose** it already.

Our 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 then 100' 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 definitely **NOT necessary**. Given the community's resistance to the previous proposal, it should be clear that this second cannabis dispensary is even **more undesirable**.

On behalf of hundreds of our residents, we do **not support** a second cannabis dispensary at 5 Leland Ave.

Please vote NO on this project.

Respectfully,

Marlene Tran
Spokesperson, Visitacion Valley Asian Alliance (VVAA)

From: [CPC-Commissions Secretary](#)
Cc: [Asbagh, Claudine \(CPC\)](#); [Li, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Violation of equity resolution in the decision on 1525 Pine St
Date: Friday, May 07, 2021 9:06:54 AM

Commission Affairs
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-----Original Message-----

From: Theodore <public@theodr.net>
Sent: Thursday, May 06, 2021 4:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Violation of equity resolution in the decision on 1525 Pine St

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

Hello Planning Commission,

I believe that the decision by Commissioners Fung and Chan to reject the project at 1525 Pine St because of the impact to the neighboring building is a violation of Resolution 20738 to center planning on racial and social equity.

Commissioner Chan was not on the commission at the time, so I'm going to recall a couple of the clauses of that resolution:

“RESOLVED, that the Planning Commission must carry its responsibility for guiding the development of our city, streets, and open spaces with a central planning focus on racial and social equity; and, “BE IT FURTHER RESOLVED, that the Planning Commission condemns and apologizes for government practices that have resulted in and continue to have disproportionate impacts upon American Indian people, Black people, and people of color, including racist, discriminatory, and inequitable planning policies, such as redlining, exclusionary zoning, racial covenants, urban renewal and discriminatory enforcement of land use policies;”

As we know, the biggest problem with disproportionate impact hurting our “American Indian people, Black people, and people of color” is the housing shortage, pushing people into displacement and homelessness. I am dismayed that Commissioner Fung uncritically took the word of the condo owners about the shadow impact, without saying a single word about how prioritizing this unearned amenity would affect the housing shortage.

On the one hand, some sunlight that was never guaranteed, especially in Fog City. On the other hand, housing that is supposed to be a human right. I am on the side of human rights.

I thank Commissioner Tanner for trying to salvage this mess.

I don't bother with Commissioners Imperial and Moore. I feel that they are a lost cause. “Standing athwart history,

yelling stop.”

- Theodore Randolph

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: Friday, May 07, 2021 9:05:53 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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From: Alina Chen <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 4:21 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,

“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.

Alina Chen

ychen345@mail.ccsf.edu

McCarthy Ave

San Francisco, California 94134

From: [CPC-Commissions Secretary](#)
To: [Euliciana, Josephine \(CPC\)](#)
Subject: FW: "Prioritizing Housing as a Commodity Rather than a Human Right"
Date: Friday, May 07, 2021 8:48:20 AM
Attachments: [2df396f5-0109-440f-8864-a1044cd2029e.png](#)

Commission Affairs
San Francisco Planning
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From: Thomas Schuttishtr <schuttishtr@sbcglobal.net>
Sent: Thursday, May 06, 2021 1:18 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Haddadan, Kimia (CPC) <kimia.haddadan@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>
Subject: "Prioritizing Housing as a Commodity Rather than a Human Right"

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

This email was originally sent on April 16, 2021 as Comment on the proposed Housing Element



Dear Commissioners:
This screenshot below is from the packet for next week on the Housing Element Informational hearing.
It is a great quote....because it is a true quote. True across all types of housing.
Housing has become a commodity.
Back on February 20, 2014 at the General Public Comment at the end of the calendar I spoke for the first time about the extreme Alterations that looked like Demolitions in Noe Valley.
They only increased in number since then.
I really did not know about the Demolition Calculations or even Planning Code Section 317 back then.
But as I said at the hearing back in February 2014 it seemed to me that these extreme Alterations were a part...a small piece of the puzzle...of the housing affordability crisis. But a part nevertheless. Smaller homes were being "demolished" for really big homes and increasing speculative fever.
In the past 7+ years I learned about the Demo Calcs.
And how they have been abused to avoid greater scrutiny by the Commission, the Staff and the public.
As you proceed with the Housing Element and digest all the issues and policies, please re-consider something that you have in your power to do.
As I have said, the many, many Alteration projects in Noe Valley have, with a very few exceptions, been speculative projects....the price increases have been on average \$3.9 million with the flip.
Developers have used the loophole to produce homes that if they had come to the Commission on a consistent, continual basis as either DRs or CUs, would have raised concerns about the loss of sound housing.

Adjusting the Demo Calcs could shift the housing paradigm...preserve more housing and allow for reasonable, simple expansions, even densify with ADUs or second units in the garage space and most importantly reduce the speculation.
And I am not just talking about Noe Valley but all neighborhoods, including the one in the photo below.
Thank you.

Georgia Schuttish



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: Friday, May 07, 2021 8:47:48 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](#)
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From: Lia Wong <info@sg.actionnetwork.org>
Sent: Thursday, May 06, 2021 12:10 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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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: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Friday, May 07, 2021 8:47:47 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](#)
[Re Opposition to another marijuana retail in Visitacion Valley !.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 \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Friday, May 07, 2021 8:45:38 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](#)
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Jonas P Ionin
Director of Commission Affairs
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: leland
Date: Friday, May 07, 2021 8:43:04 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](#)
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Thursday, May 06, 2021 4:32:14 PM
Attachments: [Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd.msg](#)
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Thursday, May 06, 2021 4:31:34 PM
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Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: Leland
Date: Thursday, May 06, 2021 4:31:02 PM
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