

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St. case number: 2019-019373DRP-02
Date: Thursday, May 20, 2021 12:43:55 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: info@heartofembodiment.com <info@heartofembodiment.com>
Sent: Wednesday, May 19, 2021 3:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St. case number: 2019-019373DRP-02

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Dear Mr. or Mrs. Secretary,

My name is Sonja Riket. I am a Somatic Movement Therapist and Dance Educator.

I am writing to express my opposition to the demolition of the building at 217 Hugo Street in SF-CA 94122 case number: 2019-019373DRP-02.

The existing building is zoned commercial and has been a community space and dance/movement studio for decades. It is a special place where numerous children have learned to dance since the 1970's. I have been renting the FLOW/Discovery Dance Studio since 1998. It is the perfect place for my work, a block away from where I live.

Until the pandemic, I used this studio for my somatic movement and dance work with people of all ages (infants to the elderly). People from the neighborhood, across the Bay Area, and even internationally came to study with me and benefit from the services I provide to the community.

Due to the pandemic all my classes have come to a halt. The proposed building is 4 stories, 5,746 square feet in size, housing just two luxury units, and does not include affordable

housing. It will require approximately 2 - 3 years of demolition/construction. The impact of the demolition on my ability to once again generate work and income will be so much greater after 14 months of Covid-caused decreased revenue.

In addition, Hugo Street is extremely narrow and parking for my clients/students is already prohibitive...large trucks, equipment, dumpsters, worker parking would undoubtedly decrease our foot traffic and prohibit my clients/students from driving into our neighborhood.

Many dance/movement/yoga places have closed and/or are in danger of demolition.

I would be devastated if this historic and cultural community space that has become the home of dance and movement classes for several teachers and practitioners as well as providing much needed healing for the public, will disappear forever!

FLOW/Discovery Studio can once again become a center for our neighborhood. Community members are willing to buy the studio to keep it as a space where the community can come together for dance, movement and exercise classes, a place to gather and complement the other small and vital business on the block.

I urge you to say YES to a revitalized community activity center that is supported by neighbors!

Sincerely,

Sonja Riket

1252-2nd Avenue #7

SF-CA 94122

415.661.1852

<https://avanan.url-protection.com/v1/url?>

[o=www.heartofembodiment.com&g=N2FjM2VhOGQ1M2E1OWZiNg==&h=YzFmYjJmYjkyMTczMDIyNDczZTBmODY3NzQyMmEzNDUxZjRhZmM5NDM1ZmUwOGZmMDA0YjNjODYxYjg5MjcyNg==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjhmNGFkMTcoOTM4YjMzNzhhdDYxYWExMjgwODMoZWZkOnYx](https://www.heartofembodiment.com&g=N2FjM2VhOGQ1M2E1OWZiNg==&h=YzFmYjJmYjkyMTczMDIyNDczZTBmODY3NzQyMmEzNDUxZjRhZmM5NDM1ZmUwOGZmMDA0YjNjODYxYjg5MjcyNg==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjhmNGFkMTcoOTM4YjMzNzhhdDYxYWExMjgwODMoZWZkOnYx)

<https://avanan.url-protection.com/v1/url?>

[o=www.IntimateEmbraceTango.com&g=MjdkNGE4YjY4ZTQ2YjE5NQ==&h=MGFIYjRmOTcoNTkzODA4NzEoMmI5NGNmYjc1Mzc3YjVhNTVkbZTA2YzgwMjkwNzYwZGJiNjc0YzYzEwYjI3ZDRINA==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjhmNGFkMTcoOTM4YjMzNzhhdDYxYWExMjgwODMoZWZkOnYx](https://www.IntimateEmbraceTango.com&g=MjdkNGE4YjY4ZTQ2YjE5NQ==&h=MGFIYjRmOTcoNTkzODA4NzEoMmI5NGNmYjc1Mzc3YjVhNTVkbZTA2YzgwMjkwNzYwZGJiNjc0YzYzEwYjI3ZDRINA==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjhmNGFkMTcoOTM4YjMzNzhhdDYxYWExMjgwODMoZWZkOnYx)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO TO RECEIVE NEW EMERGENCY HOUSING VOUCHERS TO PREVENT AND END HOMELESSNESS FOR 1,000 PEOPLE
Date: Thursday, May 20, 2021 12:28:40 PM
Attachments: [05.20.21 Housing Vouchers.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 20, 2021 at 12:02 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO TO RECEIVE NEW EMERGENCY HOUSING VOUCHERS TO PREVENT AND END HOMELESSNESS FOR 1,000 PEOPLE

FOR IMMEDIATE RELEASE:
Thursday, May 20, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

SAN FRANCISCO TO RECEIVE NEW EMERGENCY HOUSING VOUCHERS TO PREVENT AND END HOMELESSNESS FOR 1,000 PEOPLE

Critical new support will speed up ability to deliver Mayor Breed's Homelessness Recovery Plan, which aims to create over 6,000 placements by July 2022

San Francisco, CA — Today, San Francisco Mayor London N. Breed announced that the City will receive 887 new Emergency Housing Vouchers to help prevent and end homelessness as part of the American Rescue Plan. Officials estimate the vouchers will be able to help up to 1,000 people in need of housing.

These vouchers are part of a nationwide push being made under the American Rescue Plan by the U.S. Department of Housing and Urban Development (HUD) and Secretary Marcia Fudge to provide 70,000 emergency housing vouchers to local public housing authorities across the country. The vouchers will assist individuals and families who are experiencing homelessness, at risk of homelessness, fleeing or attempting to flee violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

San Francisco's housing authority has been provided 887 vouchers, which will be available July 1, 2021. This critical resource adds to San Francisco's efforts to provide housing

solutions for people experiencing homelessness in San Francisco, driven by Mayor Breed's Homelessness Recovery plan, which is a two-year plan that will create 6,000 placements for people in housing, shelter and other alternatives, by July 2022.

"Our Homelessness Recovery Plan is an ambitious effort to move thousands of people from the streets and into more stable housing opportunities," said Mayor London Breed. "But we know efforts like this cannot be solved by local governments alone. That's why this federal investment, and recent partnerships from the state, is so critical. We are beginning to see what happens when all levels of government focus on the crisis facing our cities, and I'm appreciative of the leadership from Secretary Fudge, as well as the leadership of the Administration and Speaker Nancy Pelosi on helping deliver real solutions for people in need."

"With so many San Franciscans still struggling to make their rent and mortgage payments during this crisis, these new emergency vouchers under the historic American Rescue Plan will help at least a thousand more people keep a roof overhead," said Speaker Nancy Pelosi. "Thanks to the leadership of President Biden, Secretary Fudge and the Democratic Congress, our City can now make important progress toward ensuring all can live with dignity and community in safe, affordable homes. As the House advances transformative investments in housing infrastructure, I look forward to partnering with Mayor Breed to build back a more affordable San Francisco for all our families."

Housing vouchers are subsidies, paid directly to the landlord on behalf of participating households. Households then pay the difference between the actual rent charged by the landlord and the amount subsidized by the program. The program will provide administrative fees to support Public Housing Agencies to address barriers to house people experiencing homelessness in partnership with providers. The program will fund landlord engagement, security deposits, and housing navigation to help prospective tenants find housing that suits their needs, in their neighborhood of choice.

The City, led by the San Francisco Housing Authority (SFHA), will partner with the homeless system to design a strategy so that vouchers can be issued quickly with a focus on equity.

"These new emergency housing vouchers will change the lives of the individuals and families who receive them by providing a lifeline," said Shireen McSpadden, Director, Department of Homelessness and Supportive Housing. "Vouchers are a critical and effective tool in helping people connect with stable housing opportunities."

"This humanitarian effort brings us one step further to closing the gap of housing instability for people experiencing homelessness and survivors of domestic violence, sexual assault, and human trafficking," said Dr. Tonia Lediju, Chief Executive Officer of the Housing Authority of the City and County of San Francisco.

The Biden-Harris Administration has made delivering housing relief a top priority. The Emergency Housing Vouchers are one of many ways the Biden-Harris Administration is providing immediate and direct relief to help people access and sustain housing. The American Rescue Plan Act of 2021 includes a number of provisions, to be administered by HUD and other agencies, including the Emergency Rental Assistance, HOME Investment Partnerships Program funds to create housing and services, and steps to extend and expand other housing programs.

In July 2020, Mayor Breed announced the Homelessness Recovery Plan, which includes a slate of investments in housing, shelter, and prevention to recover from the effects of COVID-19 and make a significant impact on homelessness in San Francisco. The Homelessness Recovery Plan creates a minimum of 6,000 placements for people experiencing homelessness, with a combination of expanding housing options for people experiencing homelessness, adding capacity in the shelter system, and using prevention and rapid rehousing efforts. Under the plan, San Francisco aims to purchase or lease 1,500 new units of permanent supportive housing between July 2020 and June 2022. To date, the City has provided 1,576 new placements, 26% of its goal, and has purchased or leased 769 new units of permanent supportive housing, 51% of its goal. For more information about the Homelessness Recovery Plan, including the City's progress on achieving its goals, go to <https://data.sfgov.org/stories/s/Homelessness-Recovery-Plan/jgih-75eg/>

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** STERN GROVE FESTIVAL RETURNS WITH 2021 DATES
Date: Thursday, May 20, 2021 10:48:19 AM
Attachments: [05.20.21 Stern Grove.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, May 20, 2021 at 9:02 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** STERN GROVE FESTIVAL RETURNS WITH 2021 DATES

FOR IMMEDIATE RELEASE:

Thursday, May 20, 2021

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

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

STERN GROVE FESTIVAL RETURNS WITH 2021 DATES

84th annual outdoor music festival kicks off summer concert season on June 20

San Francisco, CA — Mayor London N. Breed today announced Stern Grove Festival, the longest-running free outdoor music festival in the Bay Area, will return to Sigmund Stern Grove for its 84th season this summer beginning June 20, 2021.

The multi-genre music festival will run through August 29 with a full slate of in-person concerts featuring today's most sought-after artists and local established and up and coming performers. It will remain free, but organizers will limit audience capacity according to health orders through an online ticket reservation system at sterngrove.org.

Guidelines will be adjusted over time, with limited seating expected for at least the first few concerts. Initial reservation options include pods of either four or six people. Ticketing will open online before each concert and will be issued on a first-come, first served basis.

"The return of live music marks a joyful part of San Francisco's recovery," said Mayor Breed. "For more than 80 years, Stern Grove Festival has been bringing us world class performances in a beautiful public park—free and accessible to all. And while I know the official announcement of the lineup is to come, with what I'm hearing about the first show, I absolutely cannot wait to be there."

“This pandemic altered our lives, impacting livelihoods, health, family, and community connections. So, we are thrilled to be part of the healing process for San Francisco’s reopening,” said Stern Grove Festival Executive Director Bob Fiedler. “Live music is an excellent tonic for our individual and collective souls. We are delighted to be of service again.”

Stern Grove Festival’s concert lineup will be announced soon, along with further ticketing details. The 2021 Festival calendar is listed below:

- June 20
- June 27
- July 4
- July 11
- July 18
- July 25
- August 1
- August 8
- August 15
- August 29 - The Big Picnic

All concerts for the 2021 season will begin at 2 p.m. at Sigmund Stern Grove, a historic park and concert meadow located at 19th Avenue and Sloat Boulevard in the city’s Sunset District that offers an unparalleled outdoor setting for music lovers of all ages.

“For generations, San Franciscans have spent summer Sundays relaxing in the natural beauty of the park while experiencing incredible live performances. Stern Grove Festival is a beloved institution, and we are thrilled to have it back at Stern Grove, where people can safely enjoy connecting with music, nature, and each other,” said San Francisco Recreation and Park General Manager Phil Ginsburg.

Additional changes to the Festival-going experience at the park will include the construction of new temporary fencing and other key infrastructure to help maintain proper social distancing. Other safety-related protocols will be announced closer to day-of-show at sterngrove.org.

In order to reach as many people as possible, especially those unable to attend in person, Stern Grove Festival will also be live streaming its’ shows this year for the first time ever. Stay tuned for more details surrounding the virtual live stream experience, which will kick off in conjunction with each Sunday concert starting at 2 p.m. PT.

Stern Grove Festival would like to thank its 2021 sponsors for their support, including the San Francisco Recreation and Park Department, Lisa & Douglas Goldman Fund, Grants for the Arts, Hewlett Foundation, Kaiser Permanente, The Bernard Osher Foundation, Walter & Elise Haas Fund, Waymo, National Endowment for the Arts, Levi Strauss & Co., John & Marcia Goldman Foundation, William G. Gilmore Foundation, Bloomberg, and Xfinity. Local media partners include KPIX-TV (CBS), KBCW-TV (CW), and SF Media Co. This year’s event is once again held in partnership with the San Francisco Recreation and Parks Department and Commission.

About Stern Grove Festival

Stern Grove Festival is a beloved annual San Francisco summer tradition spanning 84 years and counting. Every summer, the Festival presents 10 free concerts featuring top headliners, Rock & Roll Hall of Famers, rising stars, and Grammy-winners including The Isley Brothers, Smokey Robinson, The Doobie Brothers, Kool & the Gang, Toots & the Maytals, Mavis Staples, The Psychedelic Furs, Mitski, Pink Martini, Ziggy Marley, Ozomatli, Digable Planets, Carlos Santana, Sheila E., and many more!

Stern Grove Festival also presents over 30 admission-free arts education programs for youth and young adults in San Francisco each year, fulfilling its mission to make live musical experiences accessible to all. Learn more by visiting www.sterngrove.org.

Stern Grove Media Contact

Trey Hicks // trey@treyhickspr.com // 214.908.1261

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St. / case number: 2019-019373DRP-02 ****
Date: Thursday, May 20, 2021 8:00:08 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: goodkindg@aol.com <goodkindg@aol.com>
Sent: Wednesday, May 19, 2021 9:53 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 ****

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Hello,

Below is a letter I wrote several months ago on behalf of saving the Flo Lazar Studio at 217 Hugo from demolition. Please take this into consideration in your decision-making and vote on behalf of preserving neighborhood feeling and artistic pursuits.

Thank you for your consideration,

Doug Goodkin

Doug Goodkin
1232 2nd Ave.
San Francisco, CA 94122
415-793-4407
Goodkindg@aol.com
www.douggoodkin.com

2/9/2021

To Whom It May Concern,

My name is Doug Goodkin and I'm writing on behalf of all of us in the Inner Sunset neighborhood concerned about preserving the FLOW Studio at 217 Hugo St., San Francisco. I live on 2nd Ave near Hugo, a block and a half away from this wonderful studio.

My understanding is that there is a move to demolish it, to be replaced by condominium housing. This would be a grave mistake. Housing is housing and there are other places in the city where a condominium can be built. But this historic building serves a unique neighborhood function that is vital to the health of our community. If we have learned one thing in this pandemic, it is the importance of people gathering together to express themselves through singing, music, dance, theater. Such activities are—and always have been—more than an optional hobby on the side. They are essential to our individual well-being and our social well-being as well.

I know this from the inside out, having been a music teacher for 45 years at The San Francisco School in the Portola District. There I taught children between three years old and 8th grade through an approach to music education called Orff Schulwerk. The Orff approach is not mere instrumental instruction, but includes movement, folk dance, drama, body percussion, poetry, improvisation and ensemble work on specially designed Orff instruments, recorders and percussion instruments. We often work barefoot in circles and my music room is very similar to the FLO Studio space, with a sprung wood dance floor and an inviting open space. In fact, I once rented the space for a rehearsal with a group called Xephyr, Orff teachers creating works in the style in which we teach and it suited our needs perfectly!

During much of those 45 years, I also trained teachers throughout the Bay Area and later, through the U.S. and Canada, in this approach. Starting in 1990, I expanded my teacher training, giving workshops and courses in some 48 countries on every continent. During this time, I also wrote nine books on the subject of music education, taught at the SF Conservatory and taught and performed at the SF Jazz Center with my band Doug Goodkin & the Pentatonics. All this and more you can see on my Website above.

None of this is said to impress you, but to make clear that I know from the inside out and for half-a-century the deep importance of the arts and the commitment cultural institutions should make to support, preserve and extend opportunities for artistic expression, especially with young children. It would be a travesty of the highest order to tear down this precious space merely to make money building two more houses.

I officially retired from the San Francisco School in June of 2020. My intention was not to stop teaching, but to reach beyond the school community to other groups of people. That started spontaneously when the shelter-in-place began with a live music gathering on 2nd Avenue with my neighbors and their children, masked and properly socially distanced. At least once a month and sometimes more, families with kids from 1 to 11 years old gather and sing the

songs from my extensive school repertoire. Many families report that this dependable gathering has been a high point in a difficult time.

Without the children at my school to teach, I was excited about such neighborhood events and began to dream of more extended work with kids and also adults once the sheltering is lifted. It has been a comfort to know that the studio would be there to welcome such gatherings— in the neighborhood, a perfect space for the kind of classes I teach and affordable. Now it is disturbing to think that something unique and almost irreplaceable might be torn down for something commonplace that could easily happen elsewhere.

In short, this demolition simply cannot be. The neighborhood is already suffering from massive U.C. expansion plans and again, the pandemic is trying its best to teach us about the things that really matter in this life— not big buildings and development projects, but human intimacy, connection, a joyful and caring neighborhood feeling. In the light of all the above, please consider our hopes to preserve this lovely space.

Thank you for your time and attention and feel free to contact me should you wish to discuss these issues further. (And then come to our next neighborhood sing!)

Sincerely yours,

Doug Goodkin

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo Street Case #2019-019373DRP-02
Date: Thursday, May 20, 2021 7:59:20 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Alice Bueti <allie.bueti@gmail.com>
Sent: Wednesday, May 19, 2021 5:00 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: 217 Hugo Street Case #2019-019373DRP-02

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To whom it should concern,

The proposed development plan for this property is contrary to the thoughtful community atmosphere SF is known for that is what draws people both as tourists and as home seekers to the area. SF needs to make sure small businesses that are responsible for the diverse friendly atmosphere that makes the city so special are supported so that they may continue to thrive. The proposal to build two luxury condo units will forever change this quiet and affordable retail rental strip of 4 businesses which are already barely making it thru covid. This development will make parking impossible, outdoor dining too unpleasant to be desirable and will discourage even the most determined customer from what is currently a sweet community hub. Please stop such heartless and short sighted city proposals from moving forward in this destructive format.

- Alice Bueti
229 South Pueblo Avenue
Ojai, CA 93023

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)
Subject: FW: Request for Continuance and Due Process Concerns
Date: Thursday, May 20, 2021 7:59:02 AM
Attachments: [Request for Continuance and Due Process Concerns.pdf](#)

Commission Affairs

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From: Jennifer Wang <jennifer@summacounseling.com>

Sent: Wednesday, May 19, 2021 4:03 PM

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

Cc: Kate Elston <kate.elston@gmail.com>; Karl Arthur <karl.arthur.keily@gmail.com>; Arnaud Hebert <arnaud.v.hebert@gmail.com>; Justin Salamon <justin.salamon@gmail.com>; Amalia Guajardo-Fajardo Cruz <amalia.guajardocruz@gmail.com>; Cal CADE Construction <info@calcade.com>; billpash <billpash@gmail.com>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; Corrette, Moses (CPC) <moses.corrette@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Nipun Jethi <nipunj@gmail.com>

Subject: Request for Continuance and Due Process Concerns

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

Dear SF Planning Commissioners,

Please see the attached request for continuance and due process concerns.

Sincerely,

Jennifer Wang
650-814-6490

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St.
Date: Thursday, May 20, 2021 7:58:17 AM

Commission Affairs

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From: Erin Hurley <erhurley@gmail.com>
Sent: Wednesday, May 19, 2021 3:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 217 Hugo St.

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

Dear Commissions Secretary,

I am writing as a longtime Sunset resident and a nearly 20 year resident of San Francisco, a city that I love with all of my heart.

I'm writing out of concern for the building of 2 luxury condo units at 217 Hugo Street, or case **2019-019373DRP-02** **. Over the past couple of years, Hugo Street has become a hub for small businesses. It is a charming, lovely street - one of the prettiest in San Francisco. I would like to see 217 Hugo Street remain a community space, instead of private housing for the wealthy. That the luxury condo units do not contain affordable housing is a major issue for me. It is an affront to human decency to continue to build luxury apartments in San Francisco - a city flush with incredible wealth, but that cannot manage to house its homeless.

The building of these condos would also unduly impact several women owned, queer owned, and immigrant owned businesses on Hugo Street, who have endured a hard enough year already, without having their incomes and psyches impacted by a 2-3 year construction project.

I hope you'll consider speaking out against the building of these condos on behalf of myself and other Sunset residents. I both live and work in the Sunset, and want to see it remain a vibrant, welcoming place for all kinds of people.

Sincerely,
Erin Hurley

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on 217 Hugo St. (Case #2019-019373DRP-02)
Date: Thursday, May 20, 2021 7:57:44 AM

Commission Affairs

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From: Haley Baron <haleybbaron@gmail.com>
Sent: Wednesday, May 19, 2021 2:56 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: Comment on 217 Hugo St. (Case #2019-019373DRP-02)

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Hello,

As a native San Franciscan (born and raised in the inner sunset, now a home owner in the outer sunset), small businesses are the lifeblood of why I continue to call this city home.

The luxury construction of two condos at 217 Hugo St. just feet away from four small businesses (that have already greatly suffered this year) will likely force these businesses to go under. The businesses are: Hugo Launderette (immigrant-owned), Body Philosophy Club (queer-woman-owned), Yo Tambien Cantina (queer-women-immigrant-owned), UC Market (immigrant-owned). Yo Tambien's parklet, their only seating, is approx. 30 feet away.

The proposal of 2-3 years of construction for just two luxury units is the opposite of why this city is so great. We should be boosting up women and immigrant run businesses, making sure they can continue to thrive in our extremely expensive city. Plus, what happened to trying to make our city more affordable with all new construction? There is no affordable housing that will be built in this property, which is insane given our housing costs.

Lastly, the existing building is zoned commercial and has been a dance studio (aka a space) for decades. Please don't allow the lure of money to ruin our city. Please

community
take care of our small businesses, and the beauty they bring to our town.

Case Number: 2019-019373DRP-02

All the best,
Haley Baron

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 217 Hugo St: Owner taken advantage of by developer
Date: Thursday, May 20, 2021 7:57:29 AM

Commission Affairs

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

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From: Zan Armstrong <zan.armstrong@gmail.com>
Sent: Wednesday, May 19, 2021 2:50 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: Owner taken advantage of by developer

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

I live near Hugo and 2nd in Inner Sunset, and recently learned from a local business that the owner of 217 Hugo St. had been taken advantage of by a predatory developer. This is case number: 2019-019373DRP-02. I'm requesting that this development not be approved because the developer took advantage of the owner, who did not understand the contract. At least, this is my understanding from talking to a neighboring business owner.

We need more housing in San Francisco, and I welcome ethical developers who treat the former owners, future residents, and neighboring businesses with respect. For example, I am very excited about the plans for the future of UCSF Parnassas!

But, my understanding is that in this case the developer is essentially cheating the owner out of their property. And, if they are going to treat the owner so poorly, I expect them to treat the neighborhood, neighboring businesses, and neighbors poorly as well.

Please find ways to support good, ethical development while protecting people and the

neighborhood / city from swindlers.

Please also help this property owner get the support they need. And, please do verify my understanding as part of the process: was the owner treated with honesty and respect? Or was it a bad contract that they didn't understand, which they were pushed into?

Thank you,
Suzanne Armstrong

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Information for some dates of time of publication of Commission agenda - past 2 years
Date: Wednesday, May 19, 2021 10:28:28 AM
Attachments: [Januarv21-March25 2021.JPG](#)
[June11-August27 2020.JPG](#)
[November7-December10 2019.JPG](#)
[November19-2020-Januarv14-2021.JPG](#)
[September3-November5 2020.JPG](#)
[April1-May20 2021.JPG](#)
[April2-June4 2020.JPG](#)
[December12-2019-February6-2020.JPG](#)
[February13-March26 2020.JPG](#)
[February2021-Agendas.PNG](#)
[March2021-Agendas.PNG](#)
[April2021-Agendas.PNG](#)
[May2021-Agendas.PNG](#)

Commission Affairs
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From: Lynch, Laura (CPC) <laura.lynych@sfgov.org>
Sent: Wednesday, May 19, 2021 10:05 AM
To: Sue Hestor <hestor@earthlink.net>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>
Subject: RE: Information for some dates of time of publication of Commission agenda - past 2 years

Hi Ms. Hestor,

Thank you for the idea of looking at our GovDelivery email that is sent out for agenda postings. I was able to get you screenshots of when those emails are sent out, which corresponds closely when they are uploaded to the website (looks like the email is sent out within about 15 minutes since upload). These are attached and broken down by the month noted in the file name. Additionally, I have included screenshots showing when agendas were uploaded to our website from February 2021-present. Please note that the last security system update was February 15, 2021.

Thank you,
Laura

Laura Lynch, Senior Planner
Manager of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7554 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Sue Hestor <hestor@earthlink.net>
Sent: Tuesday, May 18, 2021 4:38 PM
To: Lynch, Laura (CPC) <laura.lynych@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>
Subject: Information for some dates of time of publication of Commission agenda - past 2 years

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In other words, individuals who receive the agendas - and still have them - are the only source of information on date and time of email w/Notice of Hearing & Agenda. No one at the Department knows.

I pulled up un-deleted Notices of Hearing & Agenda information from my own computer.

PLEASE PROVIDE ALL DATES THAT PLAN DEPT/CCSF HAS - February 2021 to date.

Here are the emailed dates & times I still have - sent to hestor@earthlink.net:

Hearing	Agenda Sent
6/7/18	6/1 5:08 last agenda that lists all recipients
9/13/18	9/7 1:36
12/20/18	12/14 2:00
2/7/19	1/22 4:45 OFF SITE MEETING
6/27/19	6:21 5:00
7/11/19	7/5 3:12
7/25/19	7/19 2:48
8/22/19	8/16 2:35
11/7/19	11/1 2:57
11/14/19	11/8 3:28
11/21/19	11/15 2:35
12/12/19	12/6 4:35 Corrected agenda
2/20/20	2/14 1:57
3/12/20	NO AGENDA SENT - had to find on website

4/9/20	4/3	5:03	REMOTE HEARINGS thru rest of 2020 and all 2021 to date
4/23/20	4/17	4:08	
5/14/20	5/8	4:28	
5/21/20	5/15	4/17	
3/25/21	3/19	3:16	
4/22/21	4/16	4:37	
5/13/21	5/7	3:14	
5/20/21	5/14	2:05	

I will submit additional written comments.

Sue Hestor

On 5/18/2021 2:42 PM, Lynch, Laura (CPC) wrote:

Hi Ms. Hestor,

Following up on your request below, we do not keep timestamped versions of our agendas. Additionally, we did check with our communications team to see if there was a way to provide this information based on time the agenda is uploaded to our website and unfortunately it isn't something that we can easily pull from. The problem is that our website regularly undergoes security updates and the original uploaded date is superseded by the date of the security update. For example, the last security update was in February 2021, so any agenda published prior to this date has an uploaded date of February 2021. We can provide you with the time of upload for agendas published from February 2021- present, but not sure that would be helpful. Please let me know if you would like this data.

As far as process, pre and during the pandemic, the agenda has always been posted on Fridays but I do acknowledge that during the pandemic the agendas have been published later in the day. I also understand your concern about no longer being able to come into the office and review packets on Thursday afternoons. We do however publish the packets on our website ahead of the posting of the agendas. These packets are usually uploaded by close of business on Thursdays or at the very latest Friday mornings (due to hearings going late on Thursday or technical difficulties). The agendas are posted under the Planning Commission calendar event and can be found under "SUPPORTING" (please see screenshot below).

PLANNING COMMISSION

 PROJECT WEBSITE

Thursday, May 20, 2021

Time	Location	Neighborhood
1:00pm	Stream at https://sfgovtv.org/planning - Public Comment: (415) 655-0001 / Access Code: 187 756 9079	

[AGENDA >](#) [SUPPORTING >](#)

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Instructions for Calling-In to a Meeting

1. **DIAL** the number listed for the meeting toll-free at 1 (415) 655-0001.
2. Enter the **ACCESS CODE FOR THIS MEETING: 187 756 9079** then press #. If prompted for an Attendee ID, just press #.
Please note: the Access Code will change for every meeting.
3. Stop and **LISTEN**.
4. Wait for Public Comment to be announced (by Item # or for General Public

Additionally, I would like to offer for you to contact our team directly if there is ever a packet that you wish to see earlier than it being posted to our website.

Thank you and please let me know if you have any other questions or concerns.

Take care,
Laura

Laura Lynch, Senior Planner
Manager of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7554 | <https://avanan.url-protection.com/v1/url?o=www.sfplanning.org&g=YWNmNzczMTQyYWZmNjg1OQ==&h=MGRlOTZmMTE1MjU5ZTg1Zjg1NTNhMDA2NGlyNTY5WNjYmE4MDRIODliYWY4MjQ4NzcyODQ4ZTNhZmE5NE00A==&p=YXAzOnNmZHOyOmF2YW5hbjpvOmQ3NmlyZjE5JTQ3MzZjMWEyYWFkYjQ0NDkwYzBmOWRkOntX>
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From: Sue Hestor <shestor@earthlink.net>

Sent: Monday, May 17, 2021 11:38 AM

To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>

Subject: Request time of publication of Commission agenda - past 2 years

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It is important to have a range of dates that includes Commission meetings -

1. at City Hall Room 400, i.e. live Commission meetings
2. before Department offices at 1650 Mission were closed to the public
3. after Commission meetings were held remotely
4. after Department offices were moved to 49 South Van Ness
5. after 49 South Van Ness Department offices were closed to the public

Before Department offices at 1650 Mission were closed in 2020, staff packets for the Commission meeting the following week were available at 4th fl of 1650 Mission on Thursday afternoon. Members of the public could view and copy those reports on Thursday afternoon and all day Friday. This enabled written submissions or visuals to be submitted by the public.

This is a request that the information be provided as soon as possible.

Sue Hestor

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request time of publication of Commission agenda - past 2 years
Date: Wednesday, May 19, 2021 9:15:13 AM
Attachments: [Information for some dates of time of publication of Commission agenda - past 2 years.msg](#)
[Information for some dates of time of publication of Commission agenda - past 2 years.msg](#)

Commission Affairs
San Francisco Planning
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From: Lynch, Laura (CPC) <laura.lynch@sfgov.org>
Sent: Tuesday, May 18, 2021 2:43 PM
To: Sue Hestor <hestor@earthlink.net>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>
Subject: RE: Request time of publication of Commission agenda - past 2 years

Hi Ms. Hestor,

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Thursday, May 20, 2021

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Additionally, I would like to offer for you to contact our team directly if there is ever a packet that you wish to see earlier than it being posted to our website.

Thank you and please let me know if you have any other questions or concerns.

Take care,
Laura

Laura Lynch, Senior Planner
Manager of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7554 | www.sfplanning.org
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From: Sue Hestor <hestor@earthlink.net>

Sent: Monday, May 17, 2021 11:38 AM

To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>

Subject: Request time of publication of Commission agenda - past 2 years

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This is a request that the information be provided as soon as possible.

Sue Hestor

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comment May 20, 2019
Date: Wednesday, May 19, 2021 8:38:55 AM
Attachments: [Presentation.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: SchuT <schuttishtr@sbcglobal.net>
Sent: Tuesday, May 18, 2021 4:36 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: General Public Comment May 20, 2019

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

Dear Commissioners:

The two projects shown in the attachment are side by side on one of the more historic streets in District 8.

Both were reviewed and approved as Alterations.

The Demo Calcs for both are within several percentage points of crossing the threshold for Section 317 (b) (2) (C).

Both were approved by Staff in 2015.

One took five years to get the CFC, the other took four years for the sign off.

Neither was lived in for at least six or seven years.

There were no Requests for Discretionary Review.

Both certainly look like Demolitions.

Both had horizontal and vertical expansions with complete front and rear facade removal and complete interior gutting, with both adding over 3,000 square feet.

Both do not comply with the Relative Affordability or the Preservation of Cultural and Economic Diversity Criteria of Section 317, nor the Preservation of Housing and Neighborhood Criterion of Section 101.1(b) of the Planning Code.

Both had an exponential price increase.

Both were *masked* as Alterations to the Staff, with no further scrutiny from the Planning Commission and the public.

This has been the pattern with extreme Alterations for nearly the past decade.

Please take a look at the attached pdf for details.

Thank you and take care.

Georgia Schuttish

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 628 Shotwell Street
Date: Wednesday, May 19, 2021 7:46:11 AM
Attachments: [628 Shotwell - Patterson.001.pdf](#)
[628 Shotwell LOI Signed.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: "jscottweaver@aol.com" <jscottweaver@aol.com>
Reply-To: "jscottweaver@aol.com" <jscottweaver@aol.com>
Date: Tuesday, May 18, 2021 at 11:29 AM
To: Ryan Patterson <ryan@zfplaw.com>
Cc: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>, "Beinart, Amy (BOS)" <amy.beinart@sfgov.org>
Subject: 628 Shotwell Street

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

Mr. Patterson,

Please see attached.

J. Scott Weaver
4104 24th Street, #957
San Francisco, CA 94114

(415) 317-0832

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OPENING OF NEW HUMMINGBIRD BEHAVIORAL HEALTH BEDS IN THE MISSION
Date: Tuesday, May 18, 2021 11:13:51 AM
Attachments: [05.18.21 Hummingbird Valencia.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, May 18, 2021 at 7:58 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OPENING OF NEW HUMMINGBIRD BEHAVIORAL HEALTH BEDS IN THE MISSION

FOR IMMEDIATE RELEASE:
Tuesday, May 18, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED ANNOUNCES OPENING OF NEW
HUMMINGBIRD BEHAVIORAL HEALTH BEDS IN THE
MISSION**

Center adds 30 overnight beds and 20 daytime drop-in spaces for people experiencing homelessness

San Francisco, CA — Mayor London N. Breed and Supervisor Rafael Mandelman today announced the opening of a new psychiatric respite center in the Mission, providing a much-needed place for people experiencing the combination of homelessness, mental health issues, and substance use disorders to rest and get connected to care.

When fully operational, Hummingbird Valencia will add 30 beds for overnight clients at a time, and up to 20 daytime drop-in clients, where people can stabilize, get connected to social services, and be referred to longer-term treatment and recovery at an array of programs throughout the City.

“Hummingbird Valencia is the result of our City and community partners coming together to provide a solution to the mental health crisis we see on our streets,” said Mayor Breed. “We need to pull together to make our City a more compassionate place where we take care of those in need and get them on a path out of homelessness. I’m grateful to Supervisor Mandelman for his support in bringing this facility to his district.”

The new facility at 1156 Valencia Street is a collaboration between the San Francisco Department of Public Health, PRC/Baker Places, The Salvation Army, and Tipping Point Community. It opened today with a handful of day guests and will expand to a more limited 26 overnight beds by the end of June because of COVID-19 safety protocols.

“I’m proud that District 8 will be home to the first-ever community-based Hummingbird Navigation Center,” said Supervisor Mandelman. “The Valencia location will provide shelter, supportive services, and a path to stability and wellness for unhoused people struggling with mental illness and substance use. These beds represent one more step toward meeting the City’s acute need for exits from the streets, emergency rooms and jail for unhoused people with behavioral health needs. The Hummingbird model is a proven concept that can make a real difference in the crisis on our streets, and we need many more of them.”

The facility’s predecessor, Hummingbird Potrero, has provided similar services since 2017 on the campus of Zuckerberg San Francisco General Hospital. Over the past three years of operations, Hummingbird Potrero successfully served more than 1,000 overnight clients and hosted more than 12,000 day guest visits.

According to the latest Point in Time count in San Francisco from 2019, approximately 8,000 people experience homelessness on any given night. Of these individuals experiencing homelessness, 42% self-report alcohol and drug abuse and 39% report psychiatric and emotional conditions.

The facility supports the City’s efforts to address mental health and homelessness needs through a coordinated network of behavioral health support services. Clients are referred to Hummingbird Valencia from urgent care providers or by street teams including the Homeless Outreach Team (HOT), the City’s new Street Crisis Response Team, the Department of Public Health’s Street Medicine and Comprehensive Crisis Services.

“I’m thrilled to see Hummingbird’s innovative model of care expand to a new location,” said Dr. Grant Colfax, Director of Health. “Hummingbird Valencia provides us with another linkage in a network of programs that are bringing people experiencing a crisis on the streets to a safe place indoors where they can stabilize before taking their next step toward wellness.”

In September 2019, Tipping Point Community announced that it would fund an expansion of Hummingbird beds in San Francisco, including this new location at 1156 Valencia Street. The Salvation Army is providing the property as part of its larger initiative to double its impact on homelessness. Using this site for a behavioral health respite program will continue the mission of The Salvation Army to serve vulnerable people in their communities.

PRC/Baker Places and the Department of Public Health will operate the program. PRC/Baker Places currently operates the existing Hummingbird Place located on the Zuckerberg San Francisco General Hospital campus.

Services at Hummingbird Valencia will include:

- Referral to primary medical and psychiatric community providers
- Coordination of services and discharge planning
- Connection to shelter and housing
- Transportation to medical and social services appointments

- Food, clothing, access to showers, and laundry facilities
- Individual and group counseling to engage in motivational interviewing
 - One-on-one peer support
 - Daily living skills training
 - Referrals to vocational services for assessment of job skills, training, and employment opportunities.

“PRC’s Hummingbird centers are an essential step in San Francisco’s spectrum of behavioral health and substance use services. We provide a proven, cost-effective alternative to Emergency Room care,” said Brett Andrews, CEO of PRC. “PRC is grateful to partner with the Mayor and Supervisor Mandelman, the SF Department of Public Health, and our community partners Tipping Point and the Salvation Army to expand the availability of these critical services to our most vulnerable citizens at a time of such profound need.”

“The Salvation Army is thrilled to work with the Department of Public Health, PRC Baker Places, and Tipping Point to open a Hummingbird site at our Mission neighborhood property,” said Major Darren Norton, Divisional Commander for The Salvation Army, Golden State Division. “In addition to the programming designed by the community agencies, we will be offering optional emotional and spiritual support for clients of the program, as well as a direct pathway into our residential drug and alcohol addiction treatment program at our Harbor Light Center in the SOMA neighborhood. Together we can address the crisis of homelessness in our city.”

“Low-barrier access to care and pathways to permanent housing are essential to reduce the suffering on our streets,” said Andrea Evans, director of Tipping Point Community’s Chronic Homelessness Initiative. “We are grateful that DPH and Mayor London Breed provided an opportunity for philanthropy to play a role in making a second Hummingbird site a reality.”

San Francisco has several efforts underway to help people experiencing homelessness and behavioral health issues to get off the streets, into housing, and connected with services. In April 2021, Mayor Breed announced the City is moving forward on leasing a location for a new Drug Sobering Center. Last week, Mayor Breed announced a proposal to create a 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 Team, which launched in November 2020, will continue operating to address the needs of people experiencing behavioral health crises.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES MID-MARKET VIBRANCY AND SAFETY PLAN
Date: Tuesday, May 18, 2021 11:12:08 AM
Attachments: [05.18.21 Mid-Market Strategy.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, May 18, 2021 at 10:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES MID-MARKET VIBRANCY AND SAFETY PLAN

FOR IMMEDIATE RELEASE:

Tuesday, May 18, 2021

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

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

**MAYOR LONDON BREED ANNOUNCES MID-MARKET
VIBRANCY AND SAFETY PLAN**

Increased police presence will combine with community ambassadors to cover every block of the area that stretches from U.N. Plaza to Powell Street

San Francisco, CA — Mayor London N. Breed today announced the Mid-Market Vibrancy and Safety Plan, which is aimed at creating a safer and more welcoming environment in the Mid-Market and Tenderloin area. The plan includes both a visible increase in police presence to deter criminal activity and a community ambassador program to connect people in need with services, and provide a welcoming presence for residents, workers, visitors, and businesses. Community-based safety ambassadors will be stationed on every block of the area from Powell Station (5th Street) to 8th Street on Market Street and adjacent areas just south of Market Street, UN Plaza, and the Tenderloin blocks bordered by Larkin Street and Eddy Street.

Both the law enforcement and community initiatives will work in tandem to address challenges in the area and coordinate appropriate responses. Funding for this program will be included in Mayor Breed's upcoming budget proposal and will be supplemented by private funding. However, key aspects of this plan will begin immediately using existing funding. This program will also be supported by new State funding secured by UC Hastings.

“All of our residents and workers deserve to feel safe, and this area of the City continues to

face a number of challenges that need to be addressed,” said Mayor Breed. “With this plan, we’re focusing on both addressing the illegal activity that is unacceptable and will not be allowed to continue, while also building up our community presence so that this area is more welcoming, friendly, and accessible to everyone who lives, works, and visits the area. This effort is really a collaboration with support and guidance from the community, especially the many families with children, workers, and senior communities that live and work here. This sustained, focused approach will make a noticeable difference on the street as our City reopens and we continue to move forward with our economic recovery.”

The plan for Mid-Market is to add additional City, private, and community resources so that law enforcement personnel and community ambassadors are visible and active in the area. It will be composed of two main efforts:

Community-Based Safety Ambassadors on Every Block

This initiative will support the Mid-Market/Tenderloin Community-Based Safety Program, a collaboration between the Mid-Market Business Association, Tenderloin, Mid-Market and Civic Center Community Benefit Districts (CBDs), Urban Alchemy, BART, SFMTA, San Francisco Public Works, and San Francisco Police Department (SFPD) to coordinate daily management of cleaning and safety services in the targeted Mid-Market area. Every day, community ambassadors will be stationed on each block of the area for 10-12 hours per day, to engage with residents and visitors, support people in need and connect them with services, address safety issues, and support the cleanliness of the area. These ambassadors, provided by Urban Alchemy, will work in coordination with other City initiatives, including the Healthy Streets Operation Center, the new Street Response Teams, and others to ensure the appropriate response for different situations that may arise. With existing funding, the program will launch June 15, 2021.

Increased Public Safety Presence

Beginning immediately, the SFPD will also increase deployments in the area, including foot patrols, motorcycle and bicycle deployments, and officers on horseback. They will focus on providing a visible presence in the Mid-Market, UN Plaza, and Tenderloin areas. The strategy will embody multiple objectives outlined in the SFPD Community Policing Strategic Plan — a key element to emerge from the department’s Collaborative Reform Initiative to be a model of 21st century policing — enabling SFPD officers to collaboratively identify and develop responses to issues that affect local residents, businesses and visitors; to connect individuals in need to appropriate resources when services fall outside the scope of police work; and to increase the visible presence of officers through positive, trust-building engagements with the residents, businesses and visitors they’re sworn to safeguard. In alignment with Mayor Breed’s focus on reimagining public safety, community policing will be the basis of the increased public safety investment in this area, emphasizing community partnerships and proactive problem-solving with mutual respect between the police and the people of San Francisco that they serve.

SFPD will operate this coordinated initiative from a UN Plaza location, where sister agencies and community-based partners will meet daily for updates and information sharing.

“San Francisco residents and businesses made enormous sacrifices over the past year to make our City’s COVID-19 response a nationally recognized success, and nowhere were those sacrifices greater than in our Tenderloin and Mid-Market neighborhoods,” said Chief of Police Bill Scott. “Mayor Breed’s Mid-Market Vibrancy and Safety Plan is another bold step that makes good on our shared civic commitment to come back even stronger than before. For all

of us in the San Francisco Police Department, we're grateful for this opportunity to showcase what community policing and 21st century police reform look like. We're thankful for our City and community-based partnerships in this endeavor, and I look forward to saying hello to our Civic Center, Mid-Market and Tenderloin neighbors while I'm on my own foot beat patrols there in the coming weeks."

The police presence and the initial launch of the Community Ambassadors effort will be funded with existing City resources. To sustain the Community Ambassadors efforts for the longer-term, the Mayor is proposing to provide \$5 million in funding in her upcoming budget, while UC Hastings has dedicated \$3 million in State funding. Working together in partnership with the Mayor's administration, UC Hastings has sought and received the support of Governor Newsom, who has included in his May Revision budget proposal an allocation of \$3 million over three years to fund Urban Alchemy's services contiguous to its campus. This financial investment over a three-year period is a significant complement to this initiative.

The police deployment will begin Wednesday, May 19 and the Community Ambassadors will begin June 15 and ramp up to full coverage over the summer.

David Faigman, Chancellor and Dean, UC Hastings

"UC Hastings Law lauds the leadership of Mayor London Breed whose commitment to public safety is resolute and unwavering. We are confident that under the Mayor's leadership, San Francisco will muster the will and resources to restore the City to the prominence it enjoyed prior to the pandemic. We look forward to continuing to work with the Mayor and her team. UC Hastings commitment is not exclusively monetary; in order to support Urban Alchemy's operations, the school will provide it with legal services through its Social Enterprise & Economic Empowerment Clinic, enhancing our students' experiential learning and providing valuable pro bono services to a worthy organization."

Steve Gibson, Mid Market Business Association

"We are incredibly thankful for the Mayor's commitment to invest in funding our proposal to bring community based safe programs to the Mid-Market/Tenderloin neighborhood. We strongly advocated for this program and know it will make a major difference. We know that neither employees, nor tourists, nor residents will return unless our neighborhood is both perceived safe and is actually safe. We look forward to leveraging the City's investment with additional private investment and fulfilling our vision of Mid-Market as a safe and clean business setting that fosters a sense of community, inclusion, and contribution, by and for everyone."

Lena Miller, Executive Director of Urban Alchemy

"Urban Alchemy has had the honor and privilege of providing safety and service in the Tenderloin and Mid-Market areas for the last three years. We hire individuals with lived experience, including long-term incarceration and homelessness, that provide them with a unique insight and ability to engage with people from every walk of life. The Mayor's support will allow Urban Alchemy to provide additional work opportunities for individuals who have been disconnected from the workforce, as respected assets and resources for the community, while at the same time improving quality of life for all, including San Francisco's most vulnerable communities. We are grateful to our Mayor London Breed for having the courage and creativity to invest in new approaches that put the community first and prioritizing job creation for those most impacted by social and economic injustices."

Simon Bertrang, Executive Director of the Tenderloin Community Benefit District

“The pandemic’s stifling impact on the positive life in our neighborhood has created a new, unacceptable paradigm for our city. This is about giving our communities the calm and confidence they need to recover. This is about our families getting back to school, our seniors walking to the local park, about the businesses that sustain our neighborhoods. We have the opportunity to deliver a new model for public safety in our city.”

Randy Shaw, Executive Director of the Tenderloin Housing Clinic

“This funding is a game-changer. It returns the Tenderloin to the path toward revitalization it was on pre-pandemic.”

Dan Jordan, Sixth Street Resident

“Since mid-2020, the group Urban Alchemy has been patrolling the first block of Sixth Street and Market Street around that area. I have found that it is safer to walk through the area because there are far less drug dealers and users out on the sidewalks and that these people stop those people from hassling other people.”

Eric Brizee, Operations and Facilities Manager at the American Conservatory Theater’s Strand Theater

“A.C.T. supports the Mayor’s efforts to deploy Urban Alchemy in the Mid Market corridor. In 2019, A.C.T.’s Strand Theater was the first site to contract independently with Urban Alchemy for ambassadors to replace security guards at the theater. Their community-focused and non-confrontational intervention methodologies have proven very effective at making the Strand a more welcoming, safer site and will be critical in having audiences return to the Strand.”

Max Young, owner of Mr. Smith’s

“Knowing that the area around my business will become safer for my customers will motivate me to start working on reopening. This makes a huge difference.”

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Amendment of Planning Commission Rules & Regulations
Date: Monday, May 17, 2021 11:43:59 AM

Commission Affairs

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

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From: Sue Hestor <hestor@earthlink.net>
Sent: Sunday, May 16, 2021 6:36 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>
Subject: Amendment of Planning Commission Rules & Regulations

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

Friday 5/14 at 2:05 Chanbory Son emailed the Planning Commission agenda (agenda) for 5/30 following Thursday.

Notice of Remote Hearing & Agenda for Thursday May 20, 2021 Planning Commission meeting, with agenda itself listed on pp 4-6.

After listed ADJOURNMENT (p 6) of 5/20 meeting, on **page 7** is

Notice of Hearing, May 27, 2021, 2021-004810CRV.

This is notice of May 27 Commission hearing to amend its Rules and Regulations, last amended on July 2, 2015.

Page 3 of agenda states Commission's strong encouragement for the public to submit their comments in writing in advance to commission secretary. Doing so requires advance information on the substance of proposed amendments. Not to mention, thought.

Neither the Department website nor the PIM provides a link to the **text** of **2021-**

004810CRV. I have tried each several times. Without success.

It appears impossible for the public, to know exactly what Commission action is being proposed for 5/27.

This is not the case for any other items which are the subject of Notices of Hearing. **All newspaper notices and those sent by Department staff list staff person (plus email and phone) to be contacted regarding the substance of Noticed project.**

For more information, please contact Planning Department staff: Planner (name) Telephone (number) Email: address

Where is the TEXT of Amendment of Planning Commission Rules & Regulations posted and readily available to members of the public?

No sponsor is listed for **2021-004810CRV.**

Who is the author ("sponsor") of this amendment to Planning Commission Rules & Regulations?

Is author a Commissioner? Planning Department staff? Commission Secretary?

Please identify **author/s**

Please provide **full text of amendments proposed.**

When was file 2021-004810CRV **created?**

Please provide **rationale** for adopting those amendments **RIGHT NOW** - when Commission has held only remote meetings remotely for over a year. Making it extremely difficult for the public to participate in Commission meetings.

Sue Hestor

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request time of publication of Commission agenda - past 2 years
Date: Monday, May 17, 2021 11:43:19 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: Sue Hestor <hestor@earthlink.net>
Sent: Monday, May 17, 2021 11:38 AM
To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>
Subject: Request time of publication of Commission agenda - past 2 years

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Please provide to me and to all Commissioners the time **back to and including November 2019** that the agenda for each Commission meeting was published. That includes November, December 2019, all 2020, January - May 2021

It is important to have a range of dates that includes Commission meetings -

- at City Hall Room 400, i.e. live Commission meetings
- before Department offices at 1650 Mission were closed to the public
- after Commission meetings were held remotely
- after Department offices were moved to 49 South Van Ness
- after 49 South Van Ness Department offices were closed to the public

Before Department offices at 1650 Mission were closed in 2020, staff packets for the Commission meeting the following week were available at 4th fl of 1650 Mission on Thursday afternoon. Members of the public could view and copy those reports on Thursday afternoon and all day Friday. This enabled written submissions or visuals to be submitted by the public.

This is a request that the information be provided as soon as possible.

Sue Hestor

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on Project @ 217 Hugo St. and case number: 2019-019373DRP-02 ****
Date: Monday, May 17, 2021 9:59:47 AM

Josephine O. Feliciano
Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
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From: Kathryn Padgett <kathrynanna.padgett@gmail.com>
Sent: Thursday, May 13, 2021 7:49 PM
Subject: Comments on 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 writing in as a former 94118 resident and long-time and continued patron of small businesses in the Inner Sunset, a neighborhood that I just love.

I am aware that there is a proposal under review to demolish/ drastically renovate the building at 217 Hugo St and build a 4 story, two-unit luxury housing replacement, and that the process will take between 2-3 years. Hugo Street is both tiny and yet currently home to lots of amazing businesses that give the inner sunset character! I personally have enjoyed frequently patronizing Body Philosophy Club & Yo Tambien Cantina in particular, but also drop into other small businesses on the street.

I'm concerned that this project is coming at the significant expense of small businesses (reduced parking, loud noise and resulting reduction in revenue all on the back of COVID!). I fell in love with these businesses and the Inner Sunset in general when it was all a 5 min walk from my door, but now that I'm driving there I really struggle to find parking already and a construction zone on top of everything will really make me reconsider coming at all.

I'm also concerned that you'd approve a luxury condo in a building previously zoned commercial, when it would mean missing the opportunities for affordable housing or another small business with

character.

Thanks for your consideration and have a wonderful day,

Kathryn

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for May 20, 2021
Date: Friday, May 14, 2021 1:55:16 PM
Attachments: [20210520_cal.docx](#)
[20210520_cal.pdf](#)
[Advance Calendar - 20210520.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for May 20, 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 14, 2021 12:55:49 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: Baogui Yu <info@sg.actionnetwork.org>
Sent: Friday, May 14, 2021 9:20 AM
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.

Baogui Yu

yubaogui12@gmail.com

1?415?7527689

S f, California 94118

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 14, 2021 12:55:32 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: Andy Cen <info@sg.actionnetwork.org>
Sent: Friday, May 14, 2021 5:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd

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Dear Commission Affairs,

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

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

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

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

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

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

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

Andy Cen

andycen888@yahoo.com

135 Lee Avenue

San Francisco , California 94112

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DR for Hugo St. Project
Date: Friday, May 14, 2021 12:54:40 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: Benjamin Wichman <bwich@umich.edu>
Sent: Thursday, May 13, 2021 4:18 PM
To: david.winslow@sf.gov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>
Subject: DR for Hugo St. Project

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Hello David Winslow, Dist Supervisor Dean Preston, and anyone else this may concern,

I hope you are doing well. Upon learning the public hearing today was postponed for 05/20, I thought I would try to get in contact with you ahead of time.

I work in restaurant and residential architecture here in SF and I am familiar with this process. I am writing to express my extreme concern about the proposed units on Hugo Street and the detriment their construction will cause to the businesses on that street.

I cannot stress enough how valuable these particular businesses are to the fabric of the city. I was at the opening of Body Philosophy Club and have kept up with them since, and what Belle Buetti is doing there is simply the future of clothing. Yo Tambien Cantina is easily my favorite restaurant in SF. There is something about the conjunction of businesses on that block of Hugo that emanates positivity and the best of humanity. Beyond my personal attachment to the atmosphere there, the bond between YTC, BPC, Hugo Launderette, and UC Market is the exact energy that keeps SF thriving. Doing anything to suffocate their business now, during the worst pandemic in a century, for the financial risk of a project like this producing only two new units is unconscionable. In this market, those units will only be particularly desirable if the businesses mentioned above are

protected by the city and allowed to thrive.

Ideally, this project could be reconfigured slightly for a different more strictly residential block. I look forward to a response or an eventual update on the status of the project!

Thank you for your time,

Benjamin Wichman

From: [CPC-Commissions Secretary](#)
Cc: [Snyder, Mathew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Potrero Yard Modernization Project and City Housing Resident Selection
Date: Friday, May 14, 2021 12:54:22 PM
Attachments: [PotreroYardProjectLetterSierraClub13May2021.pdf](#)
[image003.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: Hunter Cutting <huntercutting@gmail.com>
Sent: Thursday, May 13, 2021 2:19 PM
To: MTABoard@SFMTA.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Tumlin, Jeffrey (MTA) <Jeffrey.Tumlin@sfmta.com>; Becky Evans <rebecae@earthlink.net>
Subject: Potrero Yard Modernization Project and City Housing Resident Selection

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Sierra Club San Francisco Group of the San Francisco Bay Chapter

Reply to:
Sierra Club, San Francisco Group
1474 Sacramento St., #305
San Francisco, CA 94109

May 13, 2021

San Francisco Municipal Transportation Agency
Board of Directors
MTABoard@SFMTA.com

San Francisco Planning Commission
commissions.secretary@sfgov.org

Subject: Potrero Yard Modernization Project and City Housing Resident Selection

Dear Directors and Commissioners:

The Sierra Club supports the vision to develop up to 575 rental units of housing in the Potrero Yard Modernization Project and encourages the City to dedicate 100% of the project to affordable housing (currently slated for only a minimum of 50% affordable housing). In addition, the Club calls upon the City to implement additional policies to further social equity in the selection process for placing residents in this development and others.

We recognize the critical importance of affordable housing in infill development and support this type of development in urban areas to prevent the environmental consequences associated with suburban sprawl.

Given that the Potrero Yard is one of the few remaining large parcels of public land available for development, it is imperative that the City dedicate as much of this project as possible to affordable housing. Projects on public land should be dedicated to 100% affordable housing whenever possible.

While the revenue streams for financing affordable housing are limited, the availability of public land is even more limited. Further, the revenue streams for affordable housing are regular and ongoing, while the acreage of public land in San Francisco is finite and scarce. (The budget deficits facing the city primarily affect other revenue streams.)

Therefore, the answer to providing more affordable housing is not by financing the housing through the de-facto sale of public land via projects mixed with market rate housing. Rather, it is through creating more and larger revenue streams for affordable housing - such as the measures on last fall's ballot.

San Francisco has already met and exceeded its RHNA goals for market-rate housing. And producing more will do extremely little to provide for those who cannot afford market rate housing. Worse, the development of market-rate housing can drive gentrification and displacement, according to a City Planning Department nexus study on the housing impacts of new market-rate housing construction.

Poorly planned hyper-development in urban cores has the perverse effect of driving gentrification and displacement, decimating long-established neighborhoods of low-income communities, often communities of color, to more affordable outer-ring suburbs where dependency on single-occupancy vehicles and long commutes are necessitated because of the lack of viable public transportation options.

Prioritization of affordable housing is a key element for ensuring the success of in-fill housing in minimizing suburban sprawl. In this light, we encourage the City to dedicate the Potrero Yard Modernization project to 100% affordable housing.

Further, in order to effectively realize the vision of stabilizing local communities and prevent gentrification and displacement, this 100% affordable project must ensure that the future residents reflect the demographics of the surrounding area. Front-line communities report disturbing examples of how the City's resident selection process have failed local working class and BIPOC communities, those most in need, and yet often last in line, to benefit from these new developments. Therefore, we also call upon the City improve the resident selection process.

Thank you for your attention here.

Sincerely,

A handwritten signature in blue ink that reads "Becky Evans". The signature is written in a cursive, flowing style.

Becky Evans, Chair
SF Group, Sierra Club

cc:

Supervisor Shamann Walton
Supervisor Hillary Ronen
Director Jeffrey Tumlin