

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING AT 490 SOUTH VAN NESS
Date: Thursday, July 08, 2021 12:04:23 PM
Attachments: [07.08.2021 Avanza 490.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, July 8, 2021 at 12:03 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING AT 490 SOUTH VAN NESS

FOR IMMEDIATE RELEASE:

Thursday, July 8, 2021

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

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING
OF NEW AFFORDABLE HOUSING AT 490 SOUTH VAN NESS**

Avanza 490 opens its doors to 80 families and provides 100% affordable housing for San Franciscans

San Francisco, CA — Mayor London N. Breed today celebrated the grand opening of a 100% affordable housing project in the Mission at *Avanza 490* at 490 South Van Ness Avenue. Located between 15th and 16th Streets, a block from the 16th Street BART station, the building consists of 80 permanently affordable apartments, 32 of which are set aside for Mission District residents, or residents who reside within a half-mile of the project per the City's Neighborhood Resident Housing Preference. The new apartments are affordable to households with incomes up to 30-60% AMI. Twenty units are set aside for public housing relocates from HOPE SF developments who have voluntarily relocated to the Mission.

"I am excited to celebrate the opening of 80 new 100% affordable housing units in the heart of the historic Mission District today," said Mayor Breed. "It's projects like this one that will help us reach our housing goals and make San Francisco a more affordable place to live. If we want our city to continue being the diverse place it is today, we must do a better job building housing for working families."

Avanza 490 is the third of seven new 100% affordable housing developments in the Mission that are either already open, under construction, or will open in the next 18 months, following

over a decade in which no new affordable housing was built in the neighborhood.

“Every successful affordable housing development in the Mission comes with a back-story of community advocacy,” said District Nine Supervisor, Hillary Ronen. “When this parcel was proposed for luxury development back in 2015, the community put its foot down and demanded that the City purchase it instead. My predecessor, David Campos, and I pushed for the funding that made that possible. As a result of that fruitful partnership between community and City Hall, we get to welcome low-income and working families into their new, forever-affordable homes. Congratulations to Mission Housing and BRIDGE for another great project and to the Mission community that never says no to affordable housing.”

Built with families in mind, amenities at Avanza 490 include a second-floor children's playground, a spacious community room, and a communal laundry room. Located near BART and several Muni lines, this transit-oriented housing development will help advance the City's climate goals by promoting the use of public transportation.

The development's ground floor features a 636 square-foot commercial space, which will be programmed by a number of local non-profits on a rotating basis. A use agreement is currently being finalized with Asociacion Mayab, who will provide initial programming in the space to serve the Maya-speaking community.

“Avanza 490 is a symbol of forward progress and hope for the Mission community,” said Sam Moss, Executive Director of Mission Housing. “Its history shows what happens when a neighborhood comes together and demands affordable housing. We're extremely proud to play a part in bringing the community's vision to life.”

“We're honored to be part of the team that's bringing transit-oriented, affordable homes for families and community services to a neighborhood that has seen so much displacement,” said Brad Wiblin, Executive Vice President of BRIDGE Housing.

The parcel at 490 South Van Ness Avenue once held a gas station. Following a community advocacy campaign, the Mayor's Office of Housing and Community Development (MOHCD) purchased the fully entitled and environmentally remediated site at 490 South Van Ness from the market rate developers and owners in late 2015 after former Mayor Ed Lee conducted a community walk along the South Van Ness corridor where City and community leaders identified the Avanza 490 property as an opportunity site.

In October 2016, MOHCD selected Mission Housing Development Corporation (MHDC) and BRIDGE Housing to develop, own, and operate the affordable housing development proposed for the site.

Major financing for Avanza 490 was provided by a \$27.7 million investment for building construction from MOHCD that enabled the \$60.4 million project to move forward. In addition to the City's investment, the development was made possible by financing from the San Francisco Housing Authority (Project-Based Section 8 vouchers), Bank of America Merrill Lynch, Barings, U.S. Department of Housing and Urban Development, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee and the Federal Home Loan Bank of San Francisco.

“Avanza 490 is a testament to the strong partnership between the City, Mayor Breed, and the

Mission Community,” said Eric Shaw, MOHCD Director. “Investing in and creating high-quality, well-designed affordable homes for families with our partners is the model the Mayor’s Office of Housing and Community Development is proud of, and will continue to prioritize.”

The 7-story building, designed by local architects, Ankrom Moisan Architects and G7A, includes studios, one-bedroom, two-bedroom and three-bedroom apartments. Construction started in October 2018 and was completed in February 2021.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th St. - Record No. 2020-001610CUA/SHD Letter to Planning Commission
Date: Thursday, July 08, 2021 10:44:25 AM
Attachments: [image001.png](#)

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[San Francisco Property Information Map](#)

From: Elizabeth Beatty <beattyeb@gmail.com>
Reply-To: Elizabeth Beatty <beattyeb@gmail.com>
Date: Wednesday, July 7, 2021 at 12:07 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Cc: "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, Anthony Richardson <arichardson3333@gmail.com>
Subject: 3832 18th St. - Record No. 2020-001610CUA/SHD Letter to Planning Commission

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Dear Planning Commission -

As residents of San Francisco and as a neighbor of 3832 18th Street, we support higher density housing in San Francisco and in our neighborhood. With regard to the development of 3832 18th Street, we support a higher density development of the property but we have specific concerns regarding the type of units and the proposed height of the building as it impacts our neighborhood.

Summary of Concerns

This development perverts the intentions of the State Density Bonus and will not improve San Francisco's affordable housing supply in its current configuration.

- 16 of the 19 proposed units are to be sold at market price, which makes them out of reach for most San Francisco residents.
- These units do not have full kitchens. Lower income or average income renters cannot afford to eat out every day and need a kitchen.
- These units will be bought and then rented out as short-term rentals because no one is going to live long-term in a unit with no kitchen. We already have many illegal and legal short-term rentals in the neighborhood and in the city.
- We have also seen other places, such as 2100 Market being bought out by companies and used for corporate rentals
- The developer also reduced the number of affordable units from 5 to 3

The proposed project is so tall and so deep that it would cast shadows on the surrounding buildings and is out of character with the neighborhood

- The proposed building would be the tallest in the neighborhood and would tower above the adjacent buildings. The developer is proposing a 6-story (plus 8-foot rooftop penthouse)
- It would block solar panels, and mid-block open space and yards, throughout the day
- Residents of the numerous surrounding apartments would cease to get direct sunlight as result of the project



Desired Changes

We would like the height of the building reduced to 4 stories and increase the size of the units slightly to accommodate full kitchens.

- 4 stories would accommodate 14 units to replace a single - family dwelling so housing density still increases dramatically
- Including full kitchens will reduce the likelihood of these units becoming short-term rentals
- Reducing the height will address neighbors concerns on reduced light and air
- Restore the number of BMR/affordable units to 5 to increase affordable housing in SF

Unresponsiveness of the Developer

The neighbors have made several proposals in an effort to compromise with the developer including some proposals that retained all 19 units.

- All of these proposals have been rejected
- The developer has not offered any proposals to address neighbor impacts
- The developer has not done adequate neighbor outreach

The only changes the developer has made since the Pre-application meeting have been to reduce the number of BMR units from 5 to 3, and to change the tenure of the rest of the units from rental to ownership. Both changes reduce the benefits to the community and the city significantly.

Request of the Board

We respectfully request that you deny the petition as is, and require the developer to modify the project to address the above concerns.

Squeezing in 16 market-rate (unaffordable) units that will likely end up being rented out by their owners to short-term renters due to the lack of a full kitchen and only allotting 3 BMR units **does not meet the intentions of the State Density Bonus.**

Allowing a 6-story building that towers over the neighborhood to squeeze in those 16 market price units (19 units) while dramatically reducing light and air to current neighbors puts the profits of the developer above all other concerns.

We would all like to see additional density in San Francisco. **A 4-story 14-unit building would still be a fantastic addition to what is now a 1 - unit building.**

Please require the developer to come back to you with a revised design at a future date that meets the objectives of increasing affordable long-term housing in SF and preserves the light and air of the neighbors so that we will be able to enthusiastically support the project.

Sincerely,

Elizabeth Beatty
Anthony Richardson
(Neighbors: 3811 18th Street)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Thursday, July 08, 2021 10:37:17 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[SUPPORT new homes at 1900 Diamond Street !!.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Thursday, July 08, 2021 10:36:21 AM

Jonas P Ionin
Director of Commission Affairs

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From: Sarah Boudreau <info@email.actionnetwork.org>
Reply-To: "boudreau.sarah.m@gmail.com" <boudreau.sarah.m@gmail.com>
Date: Wednesday, July 7, 2021 at 3:29 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mr. 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: 11 affordable homes will be created (31% of all new homes) with the

\$2.8M 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.

Sarah Boudreau

boudreau.sarah.m@gmail.com

1520 Greenwich Street, Apartment 11

San Francisco, California 94121

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Thursday, July 08, 2021 10:35:35 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED LAUNCHES \$12 MILLION SAN FRANCISCO SMALL BUSINESS RECOVERY LOAN FUND
Date: Thursday, July 08, 2021 10:23:34 AM
Attachments: [07.08.2021 Small Business Recovery Loan Fund.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, July 8, 2021 at 8:56 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED LAUNCHES \$12 MILLION SAN FRANCISCO SMALL BUSINESS RECOVERY LOAN FUND

FOR IMMEDIATE RELEASE:

Thursday, July 8, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

MAYOR LONDON BREED LAUNCHES \$12 MILLION SAN FRANCISCO SMALL BUSINESS RECOVERY LOAN FUND

Applications launched today for zero percent interest loans of up to \$100,000 for new and existing San Francisco small businesses

San Francisco, CA — Mayor London N. Breed today announced the launch of a new loan program designed to provide zero percent interest loans to San Francisco small businesses. This new loan program supports not only existing but new businesses by providing working capital, with the goal of reaching businesses left out of existing relief programs and those who face greater barriers to accessing capital.

To meet the overwhelming need created by the COVID-19 pandemic, San Francisco has successfully leveraged investments during the past year to maximize available loans to small businesses. Working with State-backed lending partners and local community-based partners, the City has now leveraged additional funding to offer small businesses zero-interest loans ranging up to \$100,000. This is the largest small business loan program to date.

The SF Small Business Recovery Loan Fund will begin accepting loan applications today. Small businesses can apply online at www.CALoanFund.org. The program is being administered through the [California Rebuilding Fund](#) in partnership with KIVA and local Community Development Financial Institutions (CDFIs) including Main Street Launch, Mission Economic Development Agency, CDC Small Business Finance, Pacific Community

Ventures, and the National Asian American Coalition.

“The COVID-19 pandemic decimated many of our small businesses and forced them to change their business models to meet public health and safety demands,” said Mayor Breed. “Small businesses have kept this city alive throughout the pandemic and will play a critical role in our economic recovery. It’s more important than ever that we provide necessary funding and pass legislation that will help small businesses successfully operate in San Francisco for years to come.”

While COVID-19 cases are falling and California has lifted many of its pandemic restrictions, small businesses in San Francisco are still struggling to rebuild from the economic fallout. A recent report from the San Francisco Chamber of Commerce found that as many as 50% of San Francisco’s businesses remain closed even as the city reopens.

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$52.8 million in grants and loans to support more than 3,000 small businesses, in addition to tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants.

“Small businesses led the way out of the Great Recession and they can do it again now, but not without access to business support and flexible and affordable credit,” said Kate Sofis, Director of the Office of Economic and Workforce Development. “Our small businesses need a continued, concerted effort to help them rebuild and reopen safely. The San Francisco Small Business Recovery Loan Fund will allow them to obtain the capital they need to quickly get back on their feet, hire workers, and become operational without worrying interest payments. Every dollar they can save to put back into their business supports the City’s goals for a lasting, equitable small business recovery.”

In addition to creating and supporting programs that respond to the urgent and ongoing needs of COVID-19, Mayor Breed has continued to invest in programs that regularly support small businesses in San Francisco, including the Nonprofit Sustainability Initiative and Grants for the Arts. The City has advanced numerous initiatives to make it easier to operate and open businesses during COVID-19 and beyond, such as the Shared Spaces program and the [Small Business Recovery Act](#) legislation, which was introduced in March and is scheduled for hearings in the coming weeks. More information about San Francisco’s support for small businesses is available [here](#). City resources have focused on prioritizing those that face the greatest barriers to accessing state, federal, and private capital. Of the total 1,938 grants and loans awarded so far 74.5% have been to minority owned businesses and 52.7% to women owned businesses.

"Having narrowly survived the effects of the pandemic, we are all now coming to terms with the harsh reality of how to manage our debts in order to stay in business," said Deanna Sison, Owner of Mestiza Taqueria. "Programs like the SF Small business Recovery Fund will continue to help us build a path to recovery."

The San Francisco Small Business Recovery Fund is the latest small business loan program, the largest to date and the first locally supported program open to new businesses. It will provide much needed support as businesses seek to recover from the

devastating impacts of the COVID-19 pandemic.

“The SF Small Business Recovery Loan Fund offers interest-free, flexible working capital loans that can be used for a variety of business expenses without restrictions for businesses that often lack access to affordable credit,” said Beth Bafford of Calvert Impact Capital, lead arranger of the Fund. “This kind of access to credit and support from community lenders will help more San Francisco small businesses rebuild as the economy opens up. San Francisco is widely known as one of the leading centers of innovation in the nation and it is hoped that the SF Small Business Recovery Fund will serve as a model to other cities across the country.”

“San Francisco’s Mission District has been disproportionately affected by the COVID-19 pandemic, especially its small-business owners,” said MEDA Director of Fondo Adelante CDFI Elizabeth Dwyer. “These 0%-interest loans made possible by OEWD through the California Rebuilding Fund will support the equitable recovery efforts of MEDA’s CDFI to provide targeted relief to small ventures owned by community members in San Francisco who are low-income, people of color and women, so that they cannot just survive, but thrive.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Opposition CU 3832 18th St
Date: Wednesday, July 07, 2021 11:51:53 AM
Attachments: [2021-07-07 3832 Opposition - Diacakis et al.pdf](#)

Jonas P Ionin
Director of Commission Affairs
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On 7/7/21, 10:30 AM, "Thanos Diacakis" <thanos@diacakis.com> wrote:

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

Dear Planning Commission President Koppel, Vice President Moore, and Commissioners,

Please find attached a letter opposing the current design for the proposed development that is coming before you next week at 3832 18th St.

Due to the substantial adverse impacts that the project would have on the neighbors, we ask that you deny the Conditional Use Authorization to demolish the existing home and modify or deny the project as proposed for the reasons stated in our attached letter.

Thank you.

Athanassios Diacakis & neighbors

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Gunther, Gretel \(CPC\)](#)
Subject: FW: Letter re: 35 Belgrave Ave-CUA
Date: Wednesday, July 07, 2021 11:49:39 AM
Attachments: [Residents of 114 Belgrave - 35 Belgrave Letter.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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From: "Gunther, Gretel (CPC)" <gretel.gunther@sfgov.org>
Date: Wednesday, July 7, 2021 at 10:52 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: Letter re: 35 Belgrave Ave-CUA

Hi Jonas,

Please see attached for a letter of opposition to the project at 35 Belgrave Avenue (2020-010109CUA) addressed to the Planning Commissioners from the residents of 114 Belgrave Ave (Ilya Kaltman and Jack Vognsen). This item is scheduled for the July 15th CPC Hearing. Thank you,

Gretel "G.G." Gunther, Planner
Northwest Team, Current Planning
San Francisco Planning
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Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: ilya kaltman <ilyakaltman@gmail.com>
Date: Wednesday, July 7, 2021 at 7:12 AM
To: "Gunther, Gretel (CPC)" <gretel.gunther@sfgov.org>
Subject: Letter re: 35 Belgrave Ave-CUA

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Hello Gretel,

Attached is our letter to the members of the Planning Commission opposing the Conditional Use Permit application to demolish 35 Belgrave Ave.

Will you please assist me with sending each member of the Commission a copy of our letter in advance of the hearing on July 15?

Also, you may count our voice in opposition to the demolition request when you present at the hearing.

I'd greatly appreciate a confirmation from you that the letter has been received and sent to the Commission.

Thank you.

Ilya Kaltman and Jack Vogensen



[35 belgrave.pdf](#)

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Sent from Gmail Mobile

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th St Project: Objections
Date: Wednesday, July 07, 2021 11:41:04 AM
Attachments: [Ltr to Planning re 3832 7.7.21.pdf](#)

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On 7/7/21, 11:01 AM, "Cyndi K. Wong" <cyndi@justcyndi.org> wrote:

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Dear Planning Commission President Koppel, Vice President Moore, and Commissioners:

Please find attached my July 7, 2021 letter opposing the proposed development project at 3832 18th St. Your consideration and denial is appreciated.

Thank you,
Cyndi Wong

From: [Sucre, Richard \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: 5114-5116 3rd St Additional Information (for CPC on 07/08/21)
Date: Wednesday, July 07, 2021 11:33:12 AM
Attachments: [5114 3rd Street - Commission letter.pdf](#)
[5114 3rd St Ground Floor Plan.pdf](#)

Hello Commissioners,

Today, I received a letter from the Project Sponsor, which I've attached to this email.

Also, in response to some inquiries about the Project, I've attached the current Ground Floor Plan.

Thank You,
Rich

Richard Sucre, Principal Planner
Southeast Team & Historic Preservation, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Sucre, Richard (CPC)
Sent: Tuesday, July 06, 2021 2:49 PM
To: Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: Ionin, Jonas (jonas.ionin@sfgov.org) <jonas.ionin@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 5114-5116 3rd St Cat Ex Checklist (for CPC on 07/08/21)

Hello Commissioners,

In reviewing my hearing packet, it was brought to my attention that the packet did not include the full Cat Ex Checklist that was issued for the project at 5114-5116 3rd St. I've attached the full checklist for your consideration.

Please let me know if you have any questions.

Rich

Richard Sucre, Principal Planner
Southeast Team & Historic Preservation, Current Planning Division
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, July 07, 2021 10:25:47 AM

Jonas P Ionin
Director of Commission Affairs

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From: Zack Subin <zack.subin@fastmail.fm>
Reply-To: "zack.subin@fastmail.fm" <zack.subin@fastmail.fm>
Date: Wednesday, July 7, 2021 at 7:58 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.

Mr. Jonas Ionin,

I'm writing from Ocean View in D11 to support the townhouses proposed for 1900 Diamond St, allowing more families to live near transit and parks. We need to reduce our dependence on cars to reduce climate pollution, yet most homes in the US require driving for nearly every activity. I myself would prefer to live in a less car-dependent neighborhood with my husband, but the scarcity of this housing drives up its price and makes it difficult for us to access even with high incomes.

We have built little new housing in walkable, transit-oriented neighborhoods in decades-- mostly high rise condos in a small fraction of our urban area. We need Missing Middle housing too like these townhouses. These are just the sort of housing I could see myself living in with my family, using less space and driving less than currently with access to more parks and destinations. More info below.

--Zack Subin

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: 11 affordable homes will be created (31% of all new homes) with the \$2.8M in affordable housing fees being paid to the Mayor's Office of Housing.

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

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.
5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.
6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

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

Zack Subin
zack.subin@fastmail.fm
192 Caine Ave
San Francisco, California 94112

|

From: [Sucre, Richard \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: 5114-5116 3rd St Cat Ex Checklist (for CPC on 07/08/21)
Date: Tuesday, July 06, 2021 2:48:37 PM
Attachments: [2019-020611PRJ-CEOA Checklist1 \(ID 1243552\).pdf](#)

Hello Commissioners,

In reviewing my hearing packet, it was brought to my attention that the packet did not include the full Cat Ex Checklist that was issued for the project at 5114-5116 3rd St. I've attached the full checklist for your consideration.

Please let me know if you have any questions.

Rich

Richard Sucre, Principal Planner
Southeast Team & Historic Preservation, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7364 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:12:34 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: Mona Armstrong <info@email.actionnetwork.org>
Reply-To: "flybay514@gmail.com" <flybay514@gmail.com>
Date: Tuesday, June 29, 2021 at 8:38 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mona Armstrong
flybay514@gmail.com

San Francisco, California 94115

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:10:51 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: Karen Ulring <kulring@earthlink.net>
Reply-To: "kulring@earthlink.net" <kulring@earthlink.net>
Date: Tuesday, June 29, 2021 at 10:37 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Karen Ulring
kulring@earthlink.net

San Francisco, California 94117

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:10:40 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: MICHAEL LAMPERD <mikestheone@sbcglobal.net>
Reply-To: "mikestheone@sbcglobal.net" <mikestheone@sbcglobal.net>
Date: Tuesday, June 29, 2021 at 10:48 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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MICHAEL LAMPERD

mikestheone@sbcglobal.net

4611 Lincoln Way Apt 3

San Francisco, California 94122-1063

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** TEMPORARY LIVE MUSIC PROGRAM WOULD BE MADE PERMANENT UNDER PENDING LEGISLATION
Date: Tuesday, July 06, 2021 9:10:14 AM
Attachments: [06.29.2021 JAM Permit.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, June 29, 2021 at 11:10 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** TEMPORARY LIVE MUSIC PROGRAM WOULD BE MADE PERMANENT UNDER PENDING LEGISLATION

FOR IMMEDIATE RELEASE:

Tuesday, June 29, 2021

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

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

TEMPORARY LIVE MUSIC PROGRAM WOULD BE MADE PERMANENT UNDER PENDING LEGISLATION

Proposal would provide an opportunity for 200+ permitted venues, bars, restaurants, and other businesses to sustain their outdoor entertainment and amplified sound activities beyond the pandemic

San Francisco, CA — A temporary live music program started during the pandemic would be made permanent under pending legislation introduced by Mayor London N. Breed. Building off the success of the Just Add Music (JAM) Permit program, which has allowed businesses to offer safe and accessible outdoor entertainment, the permanent program will provide small businesses additional space to host local entertainers.

“Entertainment and the arts are an important part of our City’s economy and culture,” said Mayor Breed. “Thanks to the work of the Entertainment Commission, this program provided a lifeline for our artists and musicians to survive through the pandemic, and brought life back to our communities. As our City recovers, we need to do everything we can to support our small businesses and local entertainers, including making our Shared Spaces program permanent and passing the Small Business Recovery Act, which will provide an opportunity for outdoor locations to continue offering entertainment after the pandemic.”

Launched in September 2020, in response to the need voiced by the small business and arts community, the Entertainment Commission administered the JAM Permit program to help

businesses, organizations, and individuals hold responsible entertainment activity at Shared Spaces and other outdoor locations. The temporary program provides a free streamlined pathway for the arts, entertainment, and nightlife sectors to support their business livelihoods by adding music and other cultural activity. In addition, the JAM program facilitated creative solutions to support businesses attract customers, backfill lost revenues, and employ local artists and entertainers throughout the COVID-19 pandemic.

“The JAM permit program has been a successful intervention to help our struggling entertainment and nightlife industry weather the pandemic with safer outdoor activity, and to keep our neighborhoods vibrant with arts and cultural experiences during a tremendously isolating time,” says Maggie Weiland, Executive Director of the Entertainment Commission. “By transitioning these permits to permanent outdoor entertainment spaces, we are increasing the industry’s capacity for long-term recovery and success.”

Since its launch, the JAM program has received a high level of participation from small businesses and has issued 250 permits at outdoor locations, including 200+ businesses with daily or weekly entertainment and amplified sound activity. Restaurants (55%) and bars (33%) make up 88% of permits issued, with 11% of businesses identifying as live music venues and nightclubs.

“As a small business owner, I had to reinvent myself throughout the pandemic constantly,” said Aurore Martinez, Owner and Founder of Cocotte. “The JAM permit, along with the Shared Spaces program, allowed me to maintain a successful business and bring new life and color to the neighborhood. The joy that comes with providing live music and outdoor gathering space is a constant reminder of why I opened my restaurant, and it reaffirms my love for this City.”

“The JAM permit has allowed the SOMA Pilipinas Arts and Culture Community to jumpstart our recovery,” says Desi Danganan, Executive Director of Kultivate Labs. “We’ve been able to transform an abandoned City parking lot into a vibrant garden and performance space that draws all sectors of our community from punk bands to seniors to gather safely outdoors. The crowds that come to Kapwa Gardens to enjoy music and performances has created additional opportunities for vendors to sell food and accelerate our economic recovery.”

The JAM Permit program is currently tied to the declaration of a local state of emergency due to COVID-19 and is set to expire December 31, 2021. Under the permanent proposal from Mayor Breed and the Entertainment Commission, eligible businesses with existing JAM permits will have the opportunity to transfer their outdoor permit to brick and mortar locations or transfer the use for a one-time event. All transfer applicants must comply with standard public noticing, neighborhood outreach, and public meeting requirements.

The JAM Permit aligns with and enhances San Francisco’s Shared Spaces program by creating a pathway for businesses to add safe, vibrant cultural activity to outdoor dining and retail spaces. Launched in June 2020, Shared Spaces allows neighborhood businesses to share a portion of the public right-of-way, such as sidewalks, streets, or other nearby public or private spaces for dining and retail activity, as allowed by San Francisco’s Public Health Order. Due to widespread success, on March 12, Mayor Breed announced legislation to transition Shared Spaces from an emergency response into a permanent program through and after the pandemic.

Both Shared Spaces and the JAM Permit program were essential lifelines for San Francisco small businesses and local entertainers throughout the pandemic and, will play a key role in our City's economic recovery.

"I applaud Mayor Breed for supporting this critical next step in recovering our industry for years to come," says Ben Bleiman, President of the Entertainment Commission. "This plan is potentially transformational for small businesses and artists as it gives them an unprecedented opportunity to increase revenue and reach larger audiences."

"By making outdoor entertainment activities possible, the JAM Permit program opens the door to economic recovery for San Francisco businesses and our local artists," says Kate Sofis, Director of the Office of Economic and Workforce Development. "The arts have been essential to comforting residents during the pandemic and now that we're open, music and entertainment are sure to create opportunities for lively community engagement that bolsters the vibrancy of our neighborhoods. The JAM program provides local establishments and our performing artists the flexibility they need to thrive."

"Being able to easily obtain a permit to have music through the JAM program makes our events so much easier to produce," says Cal Callahan, District Manager of the LEATHER & LGBTQ Cultural District. "Having music creates a festive atmosphere and attracts additional passersby as we have seen at our SOMA Second Saturdays! art and artisans events. This is essential to achieve our goals of providing artists and artisans a place to sell their wares while bringing more business to local restaurants, bars, and shops. We hope the program continues into the future as we expand the number and scale of outdoor events that we create and promote."

The Small Business Recovery Act and Shared Spaces legislation that Mayor Breed introduced will make the program permanent allowing residents, businesses, and organizations to continue enjoying outdoor entertainment at their favorite small business. Additionally, the permanent program creates a clear path forward for new JAM Permit applicants and makes several programmatic adjustments to ensure equity and inclusion, and maintain accessibility and public access.

If you are interested in applying for a JAM Permit, please click [here](#). Businesses with questions about the permit process can get assistance by visiting the website or contacting the San Francisco Entertainment Commission with additional questions: entertainment.commission@sfgov.org, 628-652-6030.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:09:43 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: Daniela Ades <dades@greenbelt.org>
Reply-To: "dades@greenbelt.org" <dades@greenbelt.org>
Date: Tuesday, June 29, 2021 at 11:20 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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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.

Daniela Ades
dades@greenbelt.org

San Francisco, California 94109

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Tuesday, July 06, 2021 9:09:21 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:08:25 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: John Holtzclaw <john.holtzclaw@sierraclub.org>
Reply-To: "John Holtzclaw" <john.holtzclaw@sierraclub.org>
Date: Tuesday, June 29, 2021 at 12:50 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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John Holtzclaw
john.holtzclaw@sierraclub.org

San Francisco, California 94133

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 06, 2021 9:07:50 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: Sarah Cardona <info@email.actionnetwork.org>
Reply-To: "sarahcardona17@gmail.com" <sarahcardona17@gmail.com>
Date: Wednesday, June 30, 2021 at 8:28 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Sarah Cardona
sarahcardona17@gmail.com

San Francisco, California 94131

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 DIAMOND
Date: Tuesday, July 06, 2021 9:07:36 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin
Director of Commission Affairs
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Direct: 628.652.7589 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITY'S NEW HIV/AIDS HOUSING PLAN AND GOALS
Date: Tuesday, July 06, 2021 8:49:46 AM
Attachments: [06.30.2021 HIV Housing Plan.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, June 30, 2021 at 12:21 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITY'S NEW HIV/AIDS HOUSING PLAN AND GOALS

FOR IMMEDIATE RELEASE:
Wednesday, June 30, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES CITY'S NEW
HIV/AIDS HOUSING PLAN AND GOALS**

Multi-pronged approach consists of plans to increase housing subsidies and create additional affordable housing units for people living with HIV/AIDS

San Francisco, CA — Mayor London N. Breed today announced the City has published its HIV/AIDS Housing Five-Year Plan. The final plan is the result of four City departments, led by the Mayor's Office of Housing and Community Development (MOHCD), who have partnered to produce a path forward that ensures people living with HIV/AIDS (PLWHA) receive quality housing services that support the best possible housing outcomes.

The goals of the five-year plan include maintaining current housing and facilities, increasing new housing units, increasing resources for subsidies, expanding access to resources, and improving the efficiency and quality of the housing and service delivery ecosystem. This plan would result in a total increase of the number of rental subsidies dedicated to PLWHA by 30% within the next 5 years, and expansion of the overall number of PLWHA served through MOHCD's HIV housing service programs by 30%.

“San Francisco has been a national leader in our response to the HIV/AIDS epidemic and in our efforts to get to zero new infections, and we know part of our success in helping people live healthier lives is to ensure they have access to housing,” said Mayor Breed. “This plan is part of our commitment to strengthen housing stability and access for our most vulnerable

residents, including those living with HIV/AIDS.”

“Stable housing is vital to the health of San Franciscans living with HIV/AIDS. The expansion of housing options for HIV-positive people proposed in this plan will save lives and move us closer to our Getting to Zero goals of no new HIV infections, no new HIV-related deaths and no HIV-related stigma,” said Supervisor Rafael Mandelman.

San Francisco is home to one of the largest communities of PLWHA in the nation, and it has been proven that providing housing stability to vulnerable communities results in improved health outcomes. The HIV/AIDS Housing Plan details how HIV housing services within San Francisco have evolved over the last few years; describes where services are progressing that improve housing systems, better meeting the needs of PLWHA; and highlights various goals and strategies the City is seeking to achieve and employ in order to improve access to housing services for PLWHA over the next five years.

“The plan gives us the framing and guidance needed to ensure that our office is responsive to the needs of residents living with HIV/AIDS,” said Eric Shaw, Director of the Mayor’s Office of Housing and Community Development. “MOHCD will continue to approach this effort in a manner that is resident centered, and in collaboration with city agencies and community partners.”

“The HIV Housing Plan unites Medical Professionals, Community Based Organizations and Housing Partners,” said Dr. Monica Gandhi, Professor of Medicine, UCSF and Medical Director of Ward 86 and Erin Collins, LCSW, Ward 86 at San Francisco General Hospital. “The robust approach maximizes the care, advocacy, and coordination required to reduce stigma, increase prevention, and enhance engagement of ongoing treatment for PLWH.”

The City also recently announced the [development teams for nine new 100% affordable housing sites](#), adding nearly 900 homes to MOHCD’s construction pipeline. Building and developing these new homes is a key pillar of the Mayor’s COVID-19 recovery strategy and will be crucial to revitalizing the City’s economy while addressing the community’s need for new housing. Each of the nine sites will have units available for referrals from the City’s Plus Housing list for low-income residents living with HIV with rents set at no more than 50% AMI (\$1,166 for a studio, \$1,333 for a one bedroom).

“In order for the City of San Francisco to meet our ambitious goals of Getting To Zero, we need to address the housing crisis for people living with HIV/AIDS,” said Bill Hirsh, Executive Director of the AIDS Legal Referral Panel. “We are pleased that this new award will significantly advance those goals by creating new affordable housing for people living with HIV. Housing is healthcare for people living with HIV.”

“As a pioneer in HIV/AIDS services dating back to the 1980s, Catholic Charities has been a part of and witness to the dramatic transformation of care for those living with HIV/AIDS in our community,” said Jilma L. Meneses, Catholic Charities Chief Executive Officer. “San Francisco’s new HIV/AIDS housing plan reflects the advances in care that now enable individuals to live independently with more freedom and better long-term outcomes.”

HUD’s Housing Opportunities for Persons with AIDS (HOPWA) Program is the Federal funding source for most HIV housing services in San Francisco. HOPWA is transitioning to a formula-based funding model based on incidence of new HIV infection rather than the

historical model based on cumulative AIDS cases. Due to San Francisco's innovative HIV/AIDS healthcare programs that have led to the sustained decrease in the number of new HIV infections, the City will be looking to support ongoing programming by obtaining alternative funding. To view the full HIV/AIDS Housing Five-Year report, click [here](#).

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES RETURN OF EVENTS AND ACTIVITIES ALONG SAN FRANCISCO'S WATERFRONT
Date: Tuesday, July 06, 2021 8:43:17 AM
Attachments: [07.01.2021 Reopenings on the Waterfront.pdf](#)

Jonas P Ionin
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, July 1, 2021 at 12:06 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES RETURN OF EVENTS AND ACTIVITIES ALONG SAN FRANCISCO'S WATERFRONT

FOR IMMEDIATE RELEASE:

Thursday, July 1, 2021

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

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

**MAYOR LONDON BREED CELEBRATES RETURN OF
EVENTS AND ACTIVITIES ALONG SAN FRANCISCO'S
WATERFRONT**

People attending outdoor gatherings with large crowds are encouraged to get vaccinated

San Francisco, CA — Mayor London N. Breed today announced the return of a number of large events and activities to San Francisco's waterfront, including this upcoming weekend's Fourth of July fireworks show and the return of Fleet Week in the fall. Mayor Breed also reiterated the importance of getting vaccinated against COVID-19 so the City can continue its reopening and hosting these exciting events and activities.

"Activities along the waterfront are such an important part of our City's economy and soul. Whether your kids are running around the Exploratorium or you're enjoying Fleet Week with friends, our waterfront has something to offer for everyone," said Mayor Breed. "Although today is a celebration of our hard work throughout the pandemic, it's more important than ever for every San Franciscan to get vaccinated, so we can continue to attend these large gatherings. If you plan to join us for fireworks this weekend and are not vaccinated, please get tested. We are so close to ending this pandemic!"

In addition to this weekend's fireworks show, the Exploratorium museum reopens to the public today; the Water Emergency Transportation Authority (WETA)'s San Francisco Bay

Ferry service is returning today with more weekday routes than ever before; the SS Jeremiah O'Brien reopens to the public tomorrow; and San Francisco Fleet Week announced its fall return from October 3-11, 2021. This fall, the Port of San Francisco will begin activating public open spaces all along the waterfront with events and activities including cultural events, art installations and exhibitions, retail markets, food and beverage concessions, and more.

"The Port of San Francisco is proud to welcome back large events to the waterfront and eager to have local residents and visitors return," said Elaine Forbes, Executive Director of the Port of San Francisco. "The waterfront has something for everyone with more exciting opportunities on the horizon."

Fourth of July Fireworks Show

San Francisco is proud to host the Bay Area's only fireworks celebration and looks forward to welcoming guests from all over to the waterfront. The fireworks are often viewable from many spots throughout the City, but especially along the northern waterfront between Aquatic Park and Pier 39.

The state strongly recommends that anyone planning to attend Fourth of July fireworks in-person, as well as any other outdoor gatherings with large crowds, be fully vaccinated, obtain a negative COVID-19 test prior to attending the event, or wear a well-fitted face covering.

You can visit sf.gov/2021fireworks for more information about the event, and sf.gov/getvaccinated for more information about the COVID-19 vaccine.

People who are not yet fully vaccinated are encouraged to celebrate the holiday safely by holding outdoor gatherings and continuing to wear face coverings when close to people outside their household.

The Exploratorium

The Exploratorium re-opens today, welcoming back visitors for the first time in 15 months. The world-renowned Exploratorium is a public learning laboratory that provides guests with tool to explore the world through science, art, and human perception. The Exploratorium will be open Wednesdays through Saturdays, from 10 a.m. to 5 p.m., and Sundays from noon to 5 p.m. The Exploratorium will be closed Mondays and Tuesdays. The museum will also reopen for its popular, adults-only (18+) After Dark events every Thursday evening from 6 p.m. to 10 p.m. beginning July 1.

"We're thrilled to be opening our doors and welcoming the community back to the Exploratorium," said Phoebe White, Managing Director. "We're so proud to be part of the San Francisco community, and thrilled to see the progress we have made against the pandemic. We're looking forward to a truly celebratory summer on the waterfront."

San Francisco Bay Ferry Service

Starting today, San Francisco Bay Ferry is increasing ferry service to and from San Francisco for visitors and commuters alike. San Francisco Bay Ferry will operate a record number of 136 weekday transbay departures on five routes, and new ferry service from the Alameda Seaplane Lagoon ferry terminal will offer direct 20-minute trips between the Seaplane Lagoon Ferry Terminal at Alameda Point and Downtown San Francisco.

WETA's Pandemic Recovery Program is an effort to incentivize the return of riders to the system; to accommodate expected changes in travel patterns; and to attract a new, diversified ridership base. The Recovery Program also includes lower fares on all routes for one year. These lower fares go into effect alongside the new schedules on July 1.

SS Jeremiah O'Brien

Tomorrow, July 2, the SS Jeremiah O'Brien will re-open to the public ahead of the Fourth of July celebration. A living museum on the National Register of Historic Places and a National Historic Landmark, the SS Jeremiah O'Brien is one of two remaining fully functional Liberty ships launched during World War II. Moored at Pier 45, Fisherman's Wharf, she is a premier San Francisco attraction.

San Francisco Fleet Week

San Francisco Fleet Week is slated to return this year from October 3-11 with the return of the Air Show, the Parade of Ships, the humanitarian village and joint military and civilian disaster planning exercises.

San Francisco Fleet Week is an annual event that began in 1981 with a celebration of America's Sea services led by then-Mayor Dianne Feinstein. Fleet Week takes place in early October each year to honor the men and women of the United States Armed Forces, and to enhance cooperation and the sharing of knowledge between civilian and military humanitarian assistance personnel.

As one of the largest events of its kind in the nation, San Francisco Fleet Week has become a significant and integral part of San Francisco's culture and economy. The event attracts millions of visitors and generates over \$10 million in annual revenue for the City each year. In addition, San Francisco Fleet Week has been recognized by the United States Department of Defense as a model for fleet week events across the nation.

"San Francisco Fleet Week is an enduring community event," said Lewis Loeven, Executive Director of the San Francisco Fleet Week Association. "Planning has begun and we are pleased to say that the Blue Angels have confirmed their participation, as has United Airlines, who we thank for their commitment to one of our City's greatest events. We could not be more pleased at the enthusiasm the Navy, Marine Corps and Coast Guard have shown towards reinvigorating Fleet Week in the wake of last year's pandemic."

"The Navy is excited to join the Coast Guard and Marine Corps in San Francisco for Fleet Week in October," said United States Navy Rear Adm. Michael Baze, Commander, Expeditionary Strike Group 3. "Thanks to the hospitality of Mayor Breed, the Fleet Week Association, and the people of San Francisco, we'll be bringing ships, the Blue Angels, our world-class bands and, most importantly, your Sailors, Marines, and Coast Guardsmen, who are looking forward to spending time with you. We'll also continue our vital disaster recovery training with your local experts – the Department of Emergency Management, the Port, San Francisco Police, Fire, UCSF, and so many others. It is always timely and critical training but even more so as we move from the pandemic into wildfire season."

Port of San Francisco Public Space Activation

This fall, the Port of San Francisco will begin working with a diverse group of experienced partners selected through this spring's request for qualifications to safely develop, promote and launch events and activities along waterfront parks and open spaces. This initiative will

add to the re-opening of the more than 500 businesses located along the waterfront by drawing more people out to explore and reconnect. The Port envisions interim activities and events that will draw visitors to the waterfront, increase foot traffic and complement neighboring businesses. Temporary, activities and events may include, but are not limited to: cultural events, athletic showcases, art installations and exhibitions, food and beverage concessions, and retail markets. Activation sites include Heron's Head Park, Crane Cove Park, and Pier 30-32.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO CITY BUDGET WILL INCLUDE \$15 MILLION TO ADDRESS LEARNING LOSS
Date: Tuesday, July 06, 2021 8:20:54 AM
Attachments: [07.02.2021 Learning Loss.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, July 2, 2021 at 8:49 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO CITY BUDGET WILL INCLUDE \$15 MILLION TO ADDRESS LEARNING LOSS

FOR IMMEDIATE RELEASE:
Friday, July 2, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
SAN FRANCISCO CITY BUDGET WILL INCLUDE \$15 MILLION TO ADDRESS LEARNING LOSS

The City will fund child care providers and educational programs to help minimize the impacts of the COVID-19 pandemic on San Francisco's youth

New case study released today on Community Hubs Initiative, which provided support for youth during school closures, will provide guidance in how City supports youth and families in the fall and beyond

San Francisco, CA — The City budget proposed by Mayor London N. Breed and recently agreed to by the Board of Supervisors includes an investment of \$15 million in one-time funding to address student learning loss and education recovery for San Francisco's children and youth. Building on the City's investment of over \$100 million for Emergency Child and Youth Care Centers, the Community Hub Initiative, and the Summer Together Initiative, the City will use the new investment to help mitigate learning loss resulting from the COVID-19 pandemic and expand academic support, which includes high dosage tutoring, social emotional learning and literacy programs.

The San Francisco Unified School District (SFUSD) is currently studying the impacts COVID-19 had on the development of San Francisco's youth. Once staff has completed their assessment and identified which areas of learning were significantly impacted, the \$15 million Mayor Breed and the Board of Supervisors have agreed upon will be allocated accordingly.

Areas of learning and development being studied include high-dose tutoring, social-emotional learning, and literacy.

“With the significant investments in education we made last year, we knew that it was critical for our City’s most vulnerable students to have the necessary resources to excel during the pandemic,” said Mayor Breed. “As students prepare for a fall return to the classroom, it is more important than ever to continue investing in their education and continue working to close the widening achievement gap. I want to thank DCYF, the Recreation and Park Department, the Library, and our community partners for all the work they have done to support San Francisco students throughout this past year.”

“As a lead author of the SF RISE initiative and a public school parent myself, I am painfully aware of the toll that school closures have had on the overall well-being of students, especially students from low-income and immigrant families who have been disproportionately impacted by COVID-19,” said Supervisor Hillary Ronen. “This \$15 million investment by the Mayor’s office will help jumpstart our efforts to aggressively expand enrichment and academic success services for students and families in SFUSD, and stem the educational and mental health impacts that students endured under distance learning. SF RISE is an ambitious undertaking that will require continued investment from local and state government and our philanthropic partners, but one that we must achieve if we are to do right by our children, educators, and families.”

“This significant investment will expand the data-proven success of the community-school model across San Francisco. If we took away anything from the past 15 months, it is that nothing is impossible with swift thinking, creativity, and collaboration. We must not only restore what was lost academically, but ignite our children’s love for learning again through educational support, arts and recreation, and wrap-around services not just for the well-being of our students, but their families as well. This is the vision we hope to achieve with the Students and Families RISE Workgroup we established earlier this year with a collective strategy to bring all students to grade level, attract families back to our public schools, and strengthen community-based enrichment for our schools,” stated Supervisor Myrna Melgar.

Since the Shelter in Place Order was put into effect in March 2020, Mayor Breed has invested over \$100 million to provide free programs to support children, youth, and families. These efforts have included emergency child and youth care centers for frontline and essential workers, in-person support for students enrolled in remote learning programs, and free summer camp programming for SFUSD students.

The City’s efforts to support children, youth, and families through the COVID-19 pandemic is the focus of a new case study, *Showing Up While Everything Is Shutting Down: A Story of Cooperation in San Francisco*, released today by the San Francisco Education Fund. The study explores the City’s Community Hubs Initiative, particularly the local context that made this unconventional, cross-sector partnership possible. Additionally, the study examines the barriers the Initiative had to overcome including public health restrictions, political resistance, and structural limitations, and highlights lessons learned and main drivers of success, such as: bold and lane-changing leadership; true collaboration; and hidden heroes: youth development professionals.

Pulling testimonies and learnings from a diverse group of stakeholders, the over-year-long case study offers a model for how communities might rethink the role of governments,

nonprofits, and educational institutions to truly meet the needs of the families at their center, in crisis and beyond.

To read the full case study, please visit dcyf.org/chicasesstudy.

The Community Hubs Initiative, which provided in-person support for distance learning and out of school time activities for San Francisco’s highest needs children and youth, served nearly 3,000 students at 78 locations throughout the City, successfully completing the 2020-2021 school year. The Department of Children, Youth and Their Families, Recreation & Parks, San Francisco Public Library, San Francisco Unified School District, community partners, and the private sector joined the Mayor’s call to action to ensure our City’s most vulnerable students continued to have the support and resources they needed to learn, grow, and thrive during the COVID-19 pandemic.

“Thank you, Mayor Breed for your commitment to our children’s unfinished learning,” shared SF Department of Children, Youth and Their Families Executive Director Maria Su. “As our City’s families struggle with the long-term implications of distance learning, students will need a lot of services and supports to get them back on track towards success. We will expand individualized tutoring opportunities, bring on more youth development professionals to support them in the out of school time hours, and create wrap-around support for students and families as they navigate this coming year.”

“The SF Ed Fund is proud to partner with the City and our community agencies and shine a light on the Community Hub Initiative through this case study. It’s clear our community has the will and agility to prevent additional unfinished learning for our youth,” said SF Education Fund CEO Stacey Wang. “San Francisco now has the knowledge to make our education systems more resilient while staying safe, and our case study can serve as a blueprint for other cities across the country aspiring to align their education efforts.”

“The pandemic was a crash course in helping families during a crisis. We had to be fast and we had to be creative—there was simply no time for bureaucracy,” said San Francisco Recreation and Park Department General Manager Phil Ginsburg. “We were able to transform our rec centers into emergency childcare facilities and Community Hubs and offer free summer camps to public school students thanks to the support of Mayor Breed and an extraordinary spirit of collaboration across sectors. This report captures the lessons learned and will prove indispensable as The City continues its investment in our children.”

“San Francisco Public Library is proud to have been a part of this extraordinary initiative by hosting ten hubs at neighborhood branch libraries located near communities that were disproportionately impacted by COVID-19,” says City Librarian Michael Lambert. “Even though we are transitioning these sites back to regular library service, we are still here to support the youth and families of this city with an abundance of free, year-round educational resources and access to wifi and other technology.”

###

From: [Lynch, Laura \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for July 08, 2021
Date: Friday, July 02, 2021 3:13:08 PM
Attachments: [20210708_cal.pdf](#)
[20210708_cal.docx](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20210708.xlsx](#)

Commissioners,

Attached are your Calendars for July 08, 2021.

Please note that both Commissioners Chan and Koppel are expected to be absent. Therefore, any additional absences threaten our quorum (we must have four Commissioners present). Any advance notice of tardiness or early dismissal is appreciated. Fortunately, this is not a hefty agenda.

Enjoy the extended weekend,

Laura Lynch, Senior Planner
Manager of Commission Affairs

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Direct: 628-652-7554 | www.sfplanning.org
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Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street - Public Comments
Date: Thursday, July 01, 2021 2:10:32 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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-----Original Message-----

From: jeffrey guempel <jeff.guempel@gmail.com>
Sent: Thursday, July 01, 2021 12:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3832 18th Street - Public Comments

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

> I am commenting with respect to the proposed development at 3832 18th Street that is scheduled for a hearing on 15 July 2021.

> I own a condo on Dorland St. behind the proposed development, and object to the scale of the proposal. I request that the city deny any waiver or modification to the zoning applicable to the block.

>

> 1. From a height perspective, it is out of place among the adjacent buildings, but even more importantly, seemingly taller than any individual housing development on our block (which I am defining as our courtyard/internal block adjacent units), further decreasing privacy for us whose units do face the interior of the block bounded by Dorland/18th/Church/Sanchez.

> 2. This is combined with the addition of significant bulk in the courtyard area within the block. I do not support the waiver of the rear yard requirement. I believe it is important to maintain the open feel and privacy for the adjacent homeowners.

> 3. The building is designed seemingly as infill as if there were tall buildings on either side, meaning we have to stare at a giant concrete wall jutting above the treetops as I sit to the west of the site. This is terrible for our view as well as the views and shadow for the immediate neighbors.

> 4. The height and bulk will directly impact our view of the park and treetops (and will eliminate trees?), as I am guessing it will stick out significantly from the existing skyline we see out our windows facing east/southeast from across the courtyard. The increased footprint, I assume, will also require some of the courtyard's trees to be removed, which saddens me.

>

> In sum, I support the ability of anyone to build within the zoning rules, but I kindly ask that you not waive the height or rear yard requirements here and create an exception. The existing zoning of this site would keep the development roughly aligned with the taller/larger properties existing on the block.

> If there is a desire to re-evaluate the zoning for this area, it should be done for the whole area, not individual parcels on an ad hoc basis. Doing so makes the bestowing of the permanent value associated with this upzoning arbitrary and arguably discriminatory against those of us nearby property owners not afforded similar zoning.

>

> Thanks for taking the time,

> Jeff Guempel

259 Dorland

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: File No. 210116: Legislative Section 319 Review of Large Residence Developments
Date: Thursday, July 01, 2021 12:12:34 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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-----Original Message-----

From: priti tripathi <ptfromsf@gmail.com>
Sent: Thursday, July 01, 2021 11:12 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Subject: File No. 210116: Legislative Section 319 Review of Large Residence Developments

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

Dear Commissioners,

RE: File No. 210116: Legislative Section 319 Review of Large Residence Developments
Record No. 2021-001791PCA.

I am not supporting this legislation based on the negative impact it will have

1. It adversely changes the intent of zoning laws that typically use form-based regulations, i.e yards, setbacks, and height limitations to determine what can be developed allowing for the variety of lot conditions and sizes to create a rich diverse urban fabric.
2. It will add time and expense.
3. It will add workload for Planning Staff and Commissioners to a system overburdened with Conditional Use Authorizations.
4. It will not encourage density or create affordable housing.
5. It will not discourage large construction.

I propose these alternative suggestions to address Mandelman's concerns

1. Change the definition of area used in calculations to exclude the square footage of unoccupied ground floor and attic spaces, exterior walls, parking, and mechanical rooms.
2. Allow units to expand without CUA on a sliding scale proportional to their current size:

- Eliminate expansion limits resulting in units equal to or less than 3,000 sf .

- Allow 50% expansion of units between 3,001 – 3,500 sf

- Allow 25% expansion between 3,501 – 4,000 sf

- Allow 15% expansion between 4,001 – 4,500 sf

- Allow 10% between 4,501 sf and over

3. Do not include in the calculation of allowable % increases “all development performed on the lot within the last 10 years” before these restrictions even existed.

4. Do not include in the regulations and criteria for Findings for a CUA criteria that are already regulated by Planning in existing regulations and processes

5. Grandfathering: Change the applicability of the ordinance to instances where a complete Development Application is submitted after the effective date of the legislation rather than the date legislation was introduced (February 2, 2021).

I support efforts to:

1. Allow housing to adapt to accommodate the diverse community that occupies the Bay Area

2. Provide life and health safety measure and seismic upgrades

3. Adapt Sustainability and Energy Conservation methods

4. Encourage up-zoning to allow for density

This proposed legislation must be amended to be effective.

Thank you for your consideration.

Priti Tripathi

337 Kensington Way

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: SFMTA - Potrero Yard - 2500 Mariposa Street- Draft Environmental Impact Report - CPC Distribution
Date: Wednesday, June 30, 2021 4:06:20 PM
Attachments: [2019-021884ENV PotreroYardDEIR NOA-EN \(1\).pdf](#)

Commission Affairs

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From: Lynch, Laura (CPC) <laura.lynch@sfgov.org>
Sent: Wednesday, June 30, 2021 4:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Phung, Kristina (CPC) <kristina.phung@sfgov.org>; McKellar, Jennifer (CPC) <jennifer.mckellar@sfgov.org>
Subject: SFMTA - Potrero Yard - 2500 Mariposa Street- Draft Environmental Impact Report - CPC Distribution

Hi Josie,

Please distribute to **CPC**

Dear Commissioners,

The San Francisco Planning Department published a Draft Environmental Impact Report (EIR) for the Potrero Yard Modernization Project at 2500 Mariposa Street today. The notice of availability is attached and the Draft EIR and supporting documents are available at <https://sfplanning.org/environmental-review-documents>. The public comment period for the Draft EIR is July 1, 2021 through 5:00 p.m. on August 31, 2021. During this period, the Planning Department will accept comments on the adequacy of the Draft EIR. The Planning Commission will hold a public hearing on Thursday, August 26, 2021, the purpose of the public hearing is for the Planning Commission and Planning Department staff to receive comments on the adequacy of the EIR. Comments received at the public hearing and in writing will be responded to in a Responses to Comments on the Draft EIR document.

A USB or paper copy of the Draft EIR are available upon request; please contact Jennifer McKellar at CPC.PotreroYardEIR@sfgov.org or (628) 652-7563.

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](#)

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

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave Ave., SF - Improper public notice
Date: Wednesday, June 30, 2021 11:35:43 AM
Attachments: [7.15.21-150" Residents Mailing List - 35 Belgrave Avenue.pdf](#)
[7.15.21-Noticing Materials For Public Hearing-35 Belgrave Avenue.pdf](#)

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: Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>
Sent: Wednesday, June 30, 2021 9:02 AM
To: Jeanne Myerson <jrmyerson@icloud.com>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; John Cate <jwcate@me.com>
Subject: Re: 35 Belgrave Ave., SF - Improper public notice

Hi Jeanne,

100 Belgrave was included on the mailing list for the conditional use authorization notice, please see attached.

The notice started on Friday so it's possible that the mailed notice hasn't yet arrived at your address. Please also see the attached noticing materials summary.

There is full access to the notice poster and plan set online as well, please see below.

Here is the link to the plans: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=0eac6a995df620f0876242d344d764422f11cecacc8207d32008072fd8fe53ad&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Here is the link to the public notice poster: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=5a33868abc18777bc89805817d2732c11c45c2e0d2be3b545850bdab3e0c1df7&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Thank you!

Gretel "G.G." Gunther, Planner
Northwest Team, Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7607 | www.sfplanning.org
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From: Jeanne Myerson <jmyerson@icloud.com>
Date: Tuesday, June 29, 2021 at 5:28 PM
To: "Gunther, Gretel (CPC)" <gretel.gunther@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, John Cate <jwcate@me.com>
Subject: 35 Belgrave Ave., SF - Improper public notice

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

Dear Ms Gunther and Planning Commission,

My family and I live at 100 Belgrave Ave. We were away visiting family for a week and returned yesterday to see signs posted @ 35 Belgrave for a conditional use Planning Commission hearing. We never received notice of the project. Neighbors beyond us at 114 Belgrave did receive notice by mail and they are located further from the project than we. Accordingly, the project and its hearing were not properly and equally noticed to all neighbors. Please have the project sponsor remedy the situation, mail us the notice information and plans for review and provide my family the same, required 30 day public review/notice accorded neighbors by statute

Thank you,

Jeanne

Jeanne Myerson, John Cate, Sophie Cate
100 Belgrave Avenue, SF, 94117
jmyerson@icloud.com

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street
Date: Wednesday, June 30, 2021 8:10:44 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Jeffrey Whitaker <jwhita6510@gmail.com>
Sent: Tuesday, June 29, 2021 9:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3832 18th Street

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

What exactly is Group Housing? How does that differ from SRO?

Our immediate neighborhood already has a large low income housing apartment building and 3 public schools within 2 blocks. These take up a substantial part of our neighborhood space. It seems unfair that you then approve a six story building that will increase density issues.

Building a 6 story structure is totally inappropriate for our neighborhood, and directly effects it's continuity which is single family homes, flats and low rise apartments. There is really nothing except a hospital in Eureka Valley, Noe Valley, the Mission, Cole Valley, Haight

Ashbury and Glen Park that comes near to what you are proposing.

I think you should find another neighborhood that doesn't have historic height restrictions and would allow this building to blend in rather than stand out and thereby encourage more high rise development and density in this part of our beautiful city.

From: [CPC-Commissions Secretary](#)
To: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission July 22nd hearing - AIA Letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments
Date: Tuesday, June 29, 2021 8:02:00 AM
Attachments: [2021.06.11 Large Res Letter AIA Signed.pdf](#)

Commission Affairs

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From: vivian dwyer <viv@dwyer-design.com>

Sent: Tuesday, June 29, 2021 6:50 AM

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

Subject: Planning Commission July 22nd hearing - AIA Letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments

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

To the San Francisco Planning Commission,

The AIA Public Policy and Advocacy Committee is submitting this signed letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments to be reviewed in the July 22nd Planning Commission Hearing.

We would appreciate that you will consider our comments with the seriousness that this proposed legislation should be reviewed.

Thank you,

AIA PPAC Chair, Vivian Dwyer

[vivian dwyer](#)

1965 page street #201

san francisco ca 94117

415.730.5856

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - SENIOR MANAGERS](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Attorney-Client Privileged Communication re: In-Person Meetings for Boards and Commissions
Date: Monday, June 28, 2021 10:25:21 AM

Latest update:

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: Mark Morewitz <mark.morewitz@sfdph.org>
Date: Monday, June 28, 2021 at 9:51 AM
To: Mark Morewitz <mark.morewitz@sfdph.org>
Cc: JON GIVNER <Jon.Givner@sfcityatty.org>, "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>, "Johnston, Jennifer (ADM)" <jennifer.johnston@sfgov.org>
Subject: Attorney-Client Privileged Communication re: In-Person Meetings for Boards and Commissions

Good Morning Everyone,

I'm forwarding the email below from Jennifer Johnston regarding the timeline to resume in-person meetings at City Hall.

Take care,

Mark Morewitz, MSW
Health Commission Executive Secretary
Phone: (415) 554-2666
Fax (415) 554-2665
Pronouns: he, him, his

From: Johnston, Jennifer (ADM) <jennifer.johnston@sfgov.org>
Sent: Friday, June 25, 2021 4:47 PM

Dear Colleagues:

I write in response to inquiries I have received from some of the commission secretaries asking when commissions will be permitted to resume in-person meetings in City Hall, in light of recent changes in workplace safety regulations and Health Order restrictions.

Timing for the Resumption of In-Person Meetings in City Hall with In-Person Public Comment: In-person board and commission meetings in City Hall with some or all in-person public comment will not

return until this September. This aligns with the timing of full Citywide office reopening at new prospective regular in-person staffing levels consistent with City policies, and the return of in-person public comment at the Board of Supervisors. Please note that this is what I understand to be the plan as of today; this may change depending on the circumstances and further policy decisions.

Timing for the Resumption of In-Person Meetings in City Hall with Remote-Only Public Comment: I am unable at this time to provide you with a precise date as to when in-person commissioner/board member/staff-only meetings will be permitted to resume in City Hall. By virtue of orders issued last year, all boards and commissions (other than the Board of Supervisors) are currently prohibited from meeting in person except for in-person discipline hearings with the Mayor's consent. Note that this prohibition applies irrespective of where the meeting is to be held, whether in City Hall or elsewhere.

We do not yet know when the Mayor and/or the Board will terminate the order prohibiting in-person meetings, but I will let you know when we have more information on that. In the meantime, please consult with your designated Deputy City Attorney if you believe there is a disciplinary matter before your commission/board that may meet the disciplinary hearing exception.

Again, I will continue to update you as I receive new information but remain available by phone or email if you have any questions. City Hall Building Management will also provide further direction for meeting room protocols in City Hall as we move closer to resuming in-person meetings. Commission secretaries should be working with their assigned Deputy City Attorneys and communicating with their commissions/boards to start thinking through meeting logistics, needed resources, timelines and legal questions so that they can be ready to move forward with in-person meetings when permitted.

Sincerely,

Jennifer Johnston
Deputy City Administrator, Office of the City Administrator
COVID Health Order Compliance Officer, CCSF
1 Dr. Carlton B. Goodlett Place, Room 362
Direct: (415) 554-4572
Main: (415) 554-4148 or (415) 554-4851
<http://sfgsa.org/>

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 469 Stevenson Street, 2017-014833ENV
Date: Friday, June 25, 2021 10:32:53 AM
Attachments: [2017-014833ENV-SFHeritage.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: Woody LaBounty <wlabounty@sfheritage.org>
Sent: Thursday, June 24, 2021 12:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Haneystaff (BOS) <haneystaff@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>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Subject: 469 Stevenson Street, 2017-014833ENV

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

Please see attached a letter of comment on 2017-014833ENV (469 Stevenson Street). Thank you for your attention and consideration of the impact of this proposed project.



Woody LaBounty
Interim President & CEO

SAN FRANCISCO HERITAGE
HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x 20

www.sfheritage.org
wlabounty@sfheritage.org
[He/Him/His](#)

From: [CPC-Commissions Secretary](#)
Cc: [Grob, Carly \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the 450 O'Farrell Essential Housing project
Date: Friday, June 25, 2021 10:31:57 AM

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: Edyth A. Roberts <myvoice@oneclickpolitics.com>
Sent: Thursday, June 24, 2021 1:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for the 450 O'Farrell Essential Housing project

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

Re: Support for the 450 O'Farrell Essential Housing project

Dear Planning Commissioners,

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 316 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community

· Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco’s essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco’s neighborhoods.

Sincerely,

Edyth A. Roberts

edyray2@gmail.com

4153179349 445 Wawona Street San Francisco, CA 94116 Constituent

Prepared by OneClickPolitics (tm) at

https://url.avanan.click/v2/www.oneclickpolitics.com_.YXAzOnNmZHOyOmE6bzo1YjYyMzhiZWYxMzA5NzVhNmOzNWE0MTO1MDNiZjVhODo0OjI5Y2M6MjRjZmI1MWFjM2ZkMGMyZGFjYjY0MWUxMWZkY2EwYjgyZjI5NWMI1ZTOzYjY5MzY4MTU3OGJmNjE2YjIzZWYwNQ

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for July 1, 2021 - CANCELED
Date: Friday, June 25, 2021 10:10:25 AM
Attachments: [20210701_cancel.docx](#)
[20210701_cancel.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 202100701.xlsx](#)

Commissioners,
Attached are your Calendars for July 1, 2021 Canceled hearing.

Enjoy the brief break. Also, please be advised that will be off next week, starting Monday, June 28th returning Tuesday July 6th.

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: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Letter of Support for 469 Stevenson
Date: Friday, June 25, 2021 9:59:51 AM
Attachments: [469 Stevenson Project--Letter of Support by the Mint Collection HOA 24JUN21 C.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: Natalie Rico <natalierico@me.com>
Date: Thursday, June 24, 2021 at 12:05 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Subject: Letter of Support for 469 Stevenson

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Dear Mr. Ionin and Commissions Secretary,

I have attached the Mint Collection HOA Board's letter of support for the 469 Stevenson Project. I also emailed it to each Commissioner. I hope it can be included in the letters of support for the Project.

Thank you for your time and consideration.

Best regards,

Natalie Rico

HOA Board President
Mint Collection HOA
2, 4, 6, & 8 Mint Plaza
San Francisco, CA 94103

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES JOSE LUIS LOPEZ TO SAN FRANCISCO BOARD OF APPEALS
Date: Friday, June 25, 2021 9:59:23 AM
Attachments: [06.24.2021 Board of Appeals.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, June 24, 2021 at 12:16 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES JOSE LUIS LOPEZ TO SAN FRANCISCO BOARD OF APPEALS

FOR IMMEDIATE RELEASE:

Thursday, June 24, 2021

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

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

**MAYOR LONDON BREED NOMINATES JOSE LUIS LOPEZ
TO SAN FRANCISCO BOARD OF APPEALS**

Lopez will bring years of lived and legal experience to the Board

San Francisco, CA — Mayor London N. Breed today nominated Jose Luis Lopez to the San Francisco Board of Appeals. The five-member commission reviews appeals involving permits, licenses, and other use entitlements, and serves as the last step in the City's permit issuance process.

A son of Mexican immigrants and Bay Area native, Lopez was the first person in his family to attend college. He earned his B.A. from UC Berkeley and graduated from UC Berkeley School of Law, where he served as Review Editor of the Berkeley La Raza Law Journal and Editor-in-Chief of the California Law Review. He previously served on the City of Berkeley Housing Advisory Commission and was a board member for Stiles Hall, a non-profit organization dedicated to enriching the lives of students at UC Berkeley. Lopez is currently Head of Legal at Samsung NEXT and lives in Bayview Hunters Point with his wife Sophia and two daughters.

"I'm proud to appoint Jose Luis Lopez to serve on the Board of Appeals," said Mayor Breed. "As a legal professional and as the son of immigrants, Jose has a deep understanding of how local policies affect our City's vulnerable communities. I am confident that his diverse perspective and commitment to equity will ensure that the Board of Appeals serves every San

Franciscan.”

“I'm honored by Mayor London Breed's nomination to serve on the San Francisco Board of Appeals,” says Lopez. “San Francisco formed the Board of Appeals to provide its residents with fair hearings on a wide range of important matters. As a son of immigrants, I am deeply committed to ensuring that our city serves the needs of all of its residents, regardless of income, education, and background. I look forward to upholding the Board's mission with vigor, and I'm grateful for this opportunity to serve.”

###