

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Keep multi-unit housing in the Mission  
**Date:** Thursday, December 16, 2021 11:28:57 AM

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**Commission Affairs**

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

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**From:** Camellia Boutros <camelliagboutros@gmail.com>  
**Sent:** Thursday, December 16, 2021 11:04 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Keep multi-unit housing in the Mission

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Dear members and staff of the San Francisco Planning Commission,

I live in the Mission, a neighbor just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. It must at least be an apartment building, not a luxury home. With the homelessness problem we have, we cannot afford to do otherwise.

Thank you,

Camella Boutros

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning commission  
**Date:** Thursday, December 16, 2021 11:27:29 AM

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Commission Affairs  
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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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San Francisco Property Information Map

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

From: Sofia Elias <[seliasromo@icloud.com](mailto:seliasromo@icloud.com)>  
Sent: Thursday, December 16, 2021 11:26 AM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Planning commission

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Dear members and staff of the San Francisco Planning Commission,

I live 0.4 miles from 628 Shotwell. As a Latina educator with deep ties to the Mission Latinx culture, I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,  
Sofia Elias  
987 Alabama St.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Shotwell needs affordable homes not a mansion  
**Date:** Thursday, December 16, 2021 10:20:52 AM

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**Commission Affairs**

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**From:** Jean Yaste <jeanyaste@gmail.com>  
**Sent:** Thursday, December 16, 2021 8:52 AM  
**To:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Subject:** Shotwell needs affordable homes not a mansion

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor of 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Jean Yaste  
44 Prosper St. #4  
San Francisco, CA 94114

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Sent from a handheld please forgive typos.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: stop gentrification  
**Date:** Thursday, December 16, 2021 8:25:34 AM

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**Commission Affairs**

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**From:** marius samso <mariusamso@hotmail.com>  
**Sent:** Wednesday, December 15, 2021 3:54 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Jeff Giaquinto <jeffgiaquinto@gmail.com>; jaqueku@gmail.com; Scott Kimball <scctkmbll@gmail.com>  
**Subject:** stop gentrification

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you

Màrius Samsó

2205 Bryant st, 94110 SF.

Sent via the Samsung Galaxy A11, an AT&T 4G LTE smartphone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Do Not Convert 628 Shotwell to a Single-Family Residence  
**Date:** Thursday, December 16, 2021 8:25:23 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Laura McLendon <lmclendon@gmail.com>  
**Sent:** Wednesday, December 15, 2021 5:57 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Do Not Convert 628 Shotwell to a Single-Family Residence

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I've lived in the Mission District for over 12 years and face a lot of housing insecurity myself, especially as a non-profit professional. I oppose the plan to convert the Shotwell property into a single-family home. We need to make it easier for people who live here to stay here and stop the massive displacement that continues to this day.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again - or any other use that will benefit our community. At the very least, it should be an apartment building that can house many people, not just a luxury home for one elite family or individual. The Mission deserves so much better and we absolutely don't need any more single family luxury homes - especially when it means losing housing for disadvantaged communities. We need to preserve this housing opportunity for the people who need it most. Please oppose the conversion of 628 Shotwell!

Thank you,

Laura McLendon  
362 San Carlos St, San Francisco, CA 94110  
[lmclendon@gmail.com](mailto:lmclendon@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for 628 Shotwell continuing as a care facility  
**Date:** Thursday, December 16, 2021 8:25:14 AM

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**Commission Affairs**

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**From:** Ian McLeod <ian@remonstrate.org>  
**Sent:** Wednesday, December 15, 2021 10:05 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for 628 Shotwell continuing as a care facility

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor at San Jose and Alvarado, just a few blocks from 628 Shotwell. My family and I strongly oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit working people.

At the very least, it should be an apartment building, not just a luxury home.

Thank you for your consideration,

Ian McLeod



**From:** [CPC-Commissions Secretary](#)  
**To:** [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I support 850 Bush Street  
**Date:** Thursday, December 16, 2021 8:25:04 AM

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

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

From: trey\_matkin@yahoo.com <trey\_matkin@yahoo.com>  
Sent: Thursday, December 16, 2021 8:05 AM  
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
Cc: corey@sfhac.org  
Subject: I support 850 Bush Street

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Members of the SF Planning Commission,

My name is Trey Matkin and I live on Hermann Street in the Lower Haight.

I'm reaching out to express my support of 850 Bush Street. Building more housing of all types in San Francisco is crucial. Infill projects are another way to get it done!

This proposal to redevelop a single story building for more housing is an excellent idea. Please support the project.

Thank you!

Trey Matkin  
415.533.7380

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Wu, Elton \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Today's Agenda 12.16.2021 Case #2021-006276CUA - 2034 Mission St.  
**Date:** Thursday, December 16, 2021 8:22:30 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Dennis Hong <dennisjames888@yahoo.com>  
**Sent:** Thursday, December 16, 2021 6:59 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Wu, Elton (CPC) <elton.wu@sfgov.org>; ahsha.safai@sfgon.org  
**Subject:** Today's Agenda 12.16.2021 Case #2021-006276CUA - 2034 Mission St.

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

Good morning Honorable Planning Commissioners and everyone, I trust you are all doing well. Boy is it wet out there or what!

My name is Dennis Hong, a native San Franciscan, retired and a home owner in District 7. . I'm sorry I will be unable to attend today's meeting. I hope my email makes it in time for your meeting. I would be remiss if I did not chime in here, and in support of this unique project listed bellow. Because years ago (in the 60's) I worked in my dad's business (Taylor shop) at 16th and Mission.

I was just aware of this project when asked the other day to see what I thought of it. Because of the logistics with the current Pandemic and the process was a bit challenging.

I had a limited chance to review the online document "Executive Summary Conditional Use Authorization" (December 16, 2021). Including my computer's set up, I believe it's item #5 on your agenda for today.

My justification and limited comments, in no specific order:

1. We need to continue to support our small business'.
2. It needs to be placed on the new expedited process for the permit process.
3. The Planning department has done another spot on Document.
4. We need this unique Restaurant and it looks like a wonderful blend for this district.

5. This business will bring jobs and additional revenue to the city.
6. I also believe this Restaurant could be a great place for dining for both the local and visitors alike.
7. Due to the changing rules and process', cases like this may need some extra hand holding thru this process. Any extra help would be appreciated.
8. If I'm understanding they will be serving some pretty unique dishes.

In closing, Can I too have your support here? If anyone has any comments/concerns to my rambling email here, please chime back to me here at this email, good or bad.

Thanks to all for all that you do with this work/process. Please share my comments as needed and include my email in the project files and confirm that my email here has been received. Thanks for letting me comment here.

Wishing you a wonderful Holiday Season.

**B**Safe, **B**Well and **B**Healthy.

Dennis

-----**DHsf**-----

Good morning Honorable Planning Commissioners,

5. 2021-001275CUA (R. BALBA: (628) 652-7331) 5098 MISSION STREET – northwest side between Seneca and Geneva Avenues; Lot 016 in Assessor's Block 6969 (District 11) – Request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 720 to establish a formula retail use (d.b.a. Circle K), within an existing one-story commercial-use building, within the Excelsior Outer Mission NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. There will be no expansion of the existing building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Approve with Conditio

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 12/16/21 Hearing - 628 Shotwell Street  
**Date:** Thursday, December 16, 2021 8:21:17 AM

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**Commission Affairs**

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**From:** Dyne Biancardi <dynebiancardi@gmail.com>  
**Sent:** Wednesday, December 15, 2021 11:01 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 12/16/21 Hearing - 628 Shotwell Street

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Dear San Francisco Planning Commission,

I reside in one of the apartment units at 610 Shotwell Street, just two buildings next to 628 Shotwell Street. I **oppose** the plan to convert the former residential care facility into a luxury home.

I have lived in the city of San Francisco since I was eleven years old. I have been forced to say goodbye to too many friends and families who were priced out of the city by skyrocketing rents, and the resulting pressure from their landlords to push them out.

I have also mourned the loss of my favorite cafes, bars, restaurants, music venues, book stores, and other beloved local businesses in the Mission District and nearby, as they too were forced to close, unable to keep up with ever-climbing rents. I have watched parts of the city gentrify before my eyes - and the colorful, creative, free spirit of our city wither and fade into a soul-sucking bleak corporate minimalism.

The Mission is one of the few remaining strongholds, fighting and gasping to keep its spirit alive.

We do not need more mansions. We do not need to lose more homes to speculation and investors who pay cash for these multi-million-dollar houses only to hardly live in these homes.

What we need is more affordable, supportive housing, especially for those who are the most vulnerable and marginalized in this city. Please keep 628 Shotwell as a residential care facility, that can house many, not just a few. The rich have infinite places to go. The poor do not.

As a nonprofit tenants' rights attorney serving low-income residents in Bayview-Hunters Point, Western Addition, and the Excelsior, I see on a daily basis the direct catastrophic consequences of this unbridled speculation and rampant sales of homes on long-time San Francisco residents, especially residents of color and residents with disabilities.

Please do the right thing, especially in the midst of this housing crisis, especially in the midst of a global pandemic when it is more dangerous to be disabled and homeless than ever in modern times, especially when people of color are being forced out into the furthest reaches of the SF Bay Area and beyond.

Thank you for your time,  
Dyne Biancardi  
Resident at 610 Shotwell Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: San Francisco has lost 38% of its Board and Care Facilities  
**Date:** Thursday, December 16, 2021 8:21:08 AM

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**Commission Affairs**

San Francisco Planning  
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**From:** TM Davis <tmdavis435@gmail.com>  
**Sent:** Wednesday, December 15, 2021 10:24 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** San Francisco has lost 38% of its Board and Care Facilities

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Therese Davis  
46 Alvarado St, #2  
SF, CA 94110

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please oppose conversion of 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:20:56 AM

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**Commission Affairs**

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

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**From:** Jeremy Pollock <pollock.jeremy@gmail.com>  
**Sent:** Wednesday, December 15, 2021 9:34 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Please oppose conversion of 628 Shotwell

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Commissioners,

I urge you to oppose the conversion of 628 Shotwell into a single family residence. The City is experiencing a severe shortage in residential board and care facilities. Please preserve this use so that this location can continue to provide homes for 6 patients and 2 staff.

Sincerely,  
Jeremy Pollock  
Excelsior District resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to Convert 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:20:44 AM

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**Commission Affairs**

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**From:** Olivia Glowacki <olivia.glowacki1@gmail.com>  
**Sent:** Wednesday, December 15, 2021 8:29 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Opposition to Convert 628 Shotwell

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Olivia Glowacki



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing change of use of 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:20:34 AM

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**Commission Affairs**

San Francisco Planning  
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**From:** Gina Pham <gina.pham@gmail.com>  
**Sent:** Wednesday, December 15, 2021 8:22 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Opposing change of use of 628 Shotwell

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I lived at 610 Shotwell for many years until I recently moved to 317 29th Street. I oppose the plan to convert 628 Shotwell into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Gina Pham

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:20:23 AM

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**Commission Affairs**

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

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**From:** Haluk K. kecelioglu <halukk@hotmail.com>  
**Sent:** Wednesday, December 15, 2021 6:18 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 628 Shotwell

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Haluk Kecelioglu  
3155 16th Street  
San Francisco CA  
94103

Dear members and staff of the San  
Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Sincerely,  
Haluk Kecelioglu

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell Street  
**Date:** Thursday, December 16, 2021 8:20:13 AM

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**Commission Affairs**

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---

**From:** Thomas Dennehy <sidotom@yahoo.com>  
**Sent:** Wednesday, December 15, 2021 6:16 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 628 Shotwell Street

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Dear members and staff of the SF Planning Commission:

I live just a couple blocks away from 628 Shotwell, and I'm troubled by reports that the owners wish to convert the building into a single-family home. I strongly urge you not to permit this. The city needs housing and services for vulnerable residents more than it needs market-rate luxury housing, and the property should be rebuilt as a board and care facility for seniors and disabled people.

I understand that local care providers have already expressed interest in taking over the site. I hope you will work with them to facilitate this.

Thank you,  
Thomas Dennehy  
362 San Carlos

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: stop the conversion of 628 Shotwell Street  
**Date:** Thursday, December 16, 2021 8:20:01 AM

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Commission Affairs  
San Francisco Planning  
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-----Original Message-----

From: markissimo@riseup.net <markissimo@riseup.net>  
Sent: Wednesday, December 15, 2021 6:13 PM  
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Subject: stop the conversion of 628 Shotwell Street

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor of 628 Shotwell. I strongly oppose the plan to convert that property into a single-family home. The last the Mission or S.F needs is another luxury home or luxury anything for that matter.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again.

There is money in small sites fund to do this!

San Francisco has lost 38% of its Board and Care facilities in the last ten years and we can't afford to lose any more. It's time for the city to address this crisis--starting with preserving this building today.

Thank you  
marko muir  
1114 york street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter from Interested Operator for B&C at 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:19:50 AM

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**Commission Affairs**

San Francisco Planning  
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**From:** Jacqueline Patton <jacqueku@gmail.com>  
**Sent:** Wednesday, December 15, 2021 5:17 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: Letter from Interested Operator for B&C at 628 Shotwell

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Hello,

Rich de Leon's email is: [angeleoncarehome@yahoo.com](mailto:angeleoncarehome@yahoo.com).

Best,  
Jacque

On Dec 15, 2021, at 9:17 AM, Jacqueline Patton <[jacqueku@gmail.com](mailto:jacqueku@gmail.com)> wrote:

Good morning,

I wanted to make sure you all received the attached letter from Rich de Leon. He is interested in operating a Board and Care facility at 628 Shotwell.

Best,  
Jacque

Angelcare Care Homes  
2124 Ashby Ave, Berkeley, Ca. 94701  
Tel. No. (415) 704-8378

Date: Dec. 14, 2011  
To: S. F. Planning Commission  
Re: Board and Care Home at 628 Shonwell St.

S.F. Planning Commission,

My name is Richard de Leon. I am interested in the building at 628 Shonwell St, San Francisco. I believe it should continue to be a Board and Care facility.

I lived and worked in different areas of San Francisco for over 30 years. I graduated from Derman Middle School and Babco High School. I went to San Francisco City College and graduated from San Francisco State College.

I have been a Licensee of Angelcare Care Homes in Berkeley, CA, for over 25 years. I am also a certified Administrator. My facility is licensed by Community Care Licensing Division of Calif. Dept. of Social Services.

I believe that San Francisco is in a position to keep another board and care facility and also increase bed space for the elderly and mentally ill. San Francisco consistently talks about increasing affordable housing but has not addressed plans to care for the increasing baby boomer population.

628 Shonwell has the possibility of providing much-needed senior housing in San Francisco. With assistance from San Francisco officials and the community advocates, 628 Shonwell can thrive and continue to be a stable and viable business entity that provides services to low income seniors and adults with disabilities.

If you have any questions, please call me at 850 888-0218

Sincerely,



Richard de Leon  
Tel. 850 888-0218

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 88 Bluxome Appeal  
**Date:** Thursday, December 16, 2021 8:19:30 AM

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---

**From:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>  
**Sent:** Wednesday, December 15, 2021 5:01 PM  
**To:** Seth Socolow <[seth@sffsr.org](mailto:seth@sffsr.org)>  
**Cc:** [anthony@sffsr.org](mailto:anthony@sffsr.org); [betty@sffsr.org](mailto:betty@sffsr.org); [david@sffsr.org](mailto:david@sffsr.org); Liang, Xinyu (CPC) <[xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Subject:** RE: 88 Bluxome Appeal

Thanks Rich. Moving you, Julie and Commission Secretary to BCC.

We have not calendared this item for the Planning Commission yet, since we have not received a revised application from the Project Sponsors that documents their change to the Project. We have a building permit on file (BPA No. 202107265105), but we cannot sign off on this permit since it doesn't align to the Commission's approved project. The Project Sponsor will be required to file an amendment to their Large Project Authorization. Once we receive that application, we'll conduct our review and will calendar.

In the meantime, the assigned planner for this project is Linda Ajello Hoagland who is copied here. I'll make sure that Linda reaches out in advance of calendaring this item for a public hearing.

Rich

**Richard Sucre**  
**Deputy Director, Current Planning Division**  
**Historic Preservation Team Lead & Planning Information Counter Manager**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7364 | [www.sfplanning.org](http://www.sfplanning.org)  
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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:** Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>



**Sent:** Tuesday, December 14, 2021 3:44 PM

**To:** Seth Socolow <[seth@sffsr.org](mailto:seth@sffsr.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>

**Cc:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>; [anthony@sffsr.org](mailto:anthony@sffsr.org); [betty@sffsr.org](mailto:betty@sffsr.org); [david@sffsr.org](mailto:david@sffsr.org)

**Subject:** Re: 88 Bluxome Appeal

Mr. Socolow:

I'm copying Rich Sucre, Deputy Director of our Current Planning Division, so he can provide information on the potential timing for the 88 Bluxome project to be back at the Planning Commission.

Thanks, Rich

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**From:** Seth Socolow <[seth@sffsr.org](mailto:seth@sffsr.org)>

**Sent:** Tuesday, December 14, 2021 9:12 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Cc:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>; [anthony@sffsr.org](mailto:anthony@sffsr.org) <[anthony@sffsr.org](mailto:anthony@sffsr.org)>; [betty@sffsr.org](mailto:betty@sffsr.org) <[betty@sffsr.org](mailto:betty@sffsr.org)>; [david@sffsr.org](mailto:david@sffsr.org) <[david@sffsr.org](mailto:david@sffsr.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Subject:** 88 Bluxome Appeal

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Hello San Francisco Planning Department,

My name is Seth Socolow and I am the Executive Director of San Franciscans for Sports and Recreation, a non-profit corporation, and the appellant for Appeal #21-098, regarding 88 Bluxome that was granted by the Board of Appeals last Wednesday, December 8th. It is my understanding that the written decision for this case will be issued on Tuesday, December 21st (assuming that neither the Planning Department nor the property owner request a rehearing).

Assuming that you do receive the written decision from the Board of Appeals on December 21st, can you please give me some guidance as to on which Thursday you expect to take up this matter within the Planning Commission's regular meeting?

Thank you for your time and attention and best regards,

Seth Socolow, Executive Director

San Franciscans for Sports and Recreation

[seth@sffsr.org](mailto:seth@sffsr.org)

(415) 425-7671 (mobile)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 850 Bush St., SF, CA: 2015 005983CUAVAR  
**Date:** Thursday, December 16, 2021 8:18:07 AM  
**Attachments:** [Bush St SF Planning Objection.docx](#)

---

**Commission Affairs**

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---

**From:** Sunshine Day <beesback.ingarden@gmail.com>  
**Sent:** Wednesday, December 15, 2021 4:58 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
**Subject:** 850 Bush St., SF, CA: 2015 005983CUAVAR

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Please consider the following objections to the proposed project.  
Thank you for your attention to this matter.

To: San Francisco Planning Commission  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)

Date: December 15, 2021

Fr: Sunshine Day and Jennifer Fong

Re: 850 Bush St., San Francisco, CA 94108  
2015 008983 CUA, 2015 008983PRJ

OBJECTIONS TO CONDITIONAL USE AUTHORIZATION & CONDITIONS  
CA ENVIRONMENTAL QUALITY ACT (CEQA)

I submit the following objections to the above 850 Bush St. Project and remedies for changing the project, so it is desirable and compatible with the surrounding neighborhood and is not detrimental to persons, or adjacent businesses and residential buildings in the vicinity. I request that the Conditional Use Authorization/variances be denied that the findings of an exemption under the CA Environmental Quality Act be denied, and that further new plans which consider the community input be submitted for review, ADA compliance, and CEQA compliance be done.

**I. Objections: Permanent detriment to persons or adjacent properties in the vicinity**

**A. Objections:** The substantial reduction of the existing historic commercial space from 2,950 sq. feet to the remaining 1,850 sq. feet is contrary to the preservation of its character in violation of the building being a Category A property (Known Historical Resources), part of the National Register of Historic Places and indicates a lack of architectural, cultural and historic integrity regarding the neighborhood. The Draft Motion is incorrect in naming the Key Club as a recent business and should be corrected. The public is exhausted by the corrupt reputation of the SF Planning Department.

REMEDY: Keep existing 2, 950 square feet for commercial use to preserve architectural, cultural and historic integrity of this Historical Resource. The substantial elimination of the existing historic 2, 950 square feet commercial use space should not be allowed since the significantly smaller remaining space destroys the historical nature of the property.

**B. Objections:** The total 7 story project is out of character for the Lower Nob Hill apartment Hotel Historic District because it is too high and not allowed by law. Further, allowing this variance will open the doors to other similar variances for the 1-2 story buildings ripe for new development in the neighborhood. Comparing this new 7 story proposed project generally to some of the the 1 to 8 story buildings in the vicinity is not reasonable.

The concern is the development of new projects with height, etc. variances for the remaining 1-2 story buildings in the vicinity with substantially reduced rear yards for recreational and emergency uses, and the other cumulative effects on light and other factors affecting the neighborhood.

REMEDY: Limit project to a 3 story new vertical and horizontal addition to the existing 1 story plus mezzanine structure, so the total new structure is 5 stories total. Do not allow the substantial reduction of the rear yard from 34' 4 1/2" to 18' -4". Require the units facing the back yard to meet the dwelling unit exposure Code requirements.

C. Objections: The lack of accommodations for handicapped residents/tenants of the proposed residential building and customers of the 1<sup>st</sup> floor commercial business (probably a bar and/or restaurant) re off street parking and other ADA safely accommodations or perhaps failure to address such important community issues. Approximately 41% of the population in the vicinity is between ages 55 to 85 in one of the most densely populated neighborhoods in San Francisco. Only 4.4% of the population in the vicinity commute to work by bicycle. Approximately 65-70% of the residents of the area still own cars. (Data is submitted upon information and belief, based on real estate data base surveys.) The project says nothing about handicap accommodations for the residential building or commercial business re parking and other accommodations. It is reasonable that some tenants of the new building and patrons of the commercial bar and/or restaurant will need reasonable handicap accommodations.

REMEDY: Require handicap accommodations, per law, in the interior areas of the building for resident/tenant and/or commercial usage.

D. Objections: Objections Construction Impact  
It is obvious that significant adverse effects related to the already limited off street parking, traffic, noise, air quality, extra garbage on the street and sidewalk from the project will take place. In reasonable likelihood, it is anticipated that the developer, architects, contractors and their sub-contractors will be noncompliant with the applicable laws, and be obnoxious regarding the concerns of nearby residents and businesses.

REMEDY:

A. Limit construction to Mondays to Fridays, 9 AM to 4 PM. No construction on Saturdays and Sundays. The parking/construction permits, which allows contractors to use the spaces in front of the project site, shall not be granted for any Saturdays or Sundays, before 9 AM, or after 4 PM. No night construction shall be allowed between 5 PM up to 9 AM due to noise and disruption to the commuter traffic into downtown SF.

B. Traffic patterns will be adversely affected by the construction. Bush Street is a main and extremely busy commuter thoroughfare to the various highways and bridges.

All workers on or related to the site (including the architects, developers and all workers) shall be instructed to park in nearby commercial garages within a 6 block radius of the project as a condition of their employment for the site, just like the tenants will be forced to do if those garages are not full already. This condition shall be part of any developer or architects' contracts for any workers/companies working or providing services to the site. Proof of that contract condition for its workers shall be provided to the City of SF before any project is approved. Approximately 60% of the residents in the area actually own or lease their own vehicles, and they need those limited parking spaces, especially the business patrons, handicapped and low income residents. The developer shall pay one-half (1/2) of the commercial parking fees of any workers on the site, make advance arrangements with the nearby commercial parking garages within a 6 block radius of the project for such payments and show the the City of SF proof of such arrangements as part of the public record of this project. This will encourage their workers and maybe developers and architects to use public transit within a 6 block radius of the project. There is obviously no public transit on Bush Street since you will not be able to find 1 bus stop sign near the project. This remedy will mitigate the damage of the anticipated project on the already limited residential and business parking on Bush Street for its businesses and residents. No one in the neighborhood wants any more fights or escalating violence over the limited parking spaces.

Public transportation is not adequate for this area, especially at night. However, a person who uses it can find it within a 6-10 block radius by walking to and from Market Street Muni/Bart, Geary Street, Sacramento Street, etc. The high crime rate in this area makes it too dangerous to walk to and from public transportation at night.

C. The construction site must be secured every day with private security checking the site, so it does not become a new neighborhood drug selling marketplace, prostitution site, drug shooting site, or homeless encampment. A Security guard does not have to be stationed at the site from 5 PM to 9 PM. If a security company can do drive-bys every 3 hours, it may be reasonable. However, the developer and architects can reasonably decide if they need a security guard stationed at the site to avoid the theft of materials, or vandalism.

D. Nothing including work materials, storage, garbage, or debris shall be left sitting on the public street after the allowed work hours and sidewalks are to be clean and sanitary daily.

## II. Objections: 860 Bush St. should not be exempt from CEQA

The site will result in significant effects relating to traffic, noise, and air quality. Any assertion that the few off street residential parking spaces are sufficient for the 21 units is not realistic. Most of the spaces near the project are commercial parking spaces most of the time. The reality is that a reasonable possibility exists that 21 residential persons from the new project and their business patrons will be seeking the same limited residential parking spaces along with the hundreds of other residents of the residential buildings, along with the hotel and business patrons. On a daily basis, the math can could 100 residential and others are competing for the same 21 spaces available for the new project's residents and business patrons.

Other objections: Please further investigate the project materially impairing a historic resource and having storefront alterations that remove, alter or obscure the character defining features through its reduction of the 1<sup>st</sup> floor space and reduction of the back yard. Other objections may be further presented later.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell  
**Date:** Thursday, December 16, 2021 8:17:23 AM

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**Commission Affairs**

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---

**From:** Scott Kimball <[sccttkmbll@gmail.com](mailto:sccttkmbll@gmail.com)>  
**Sent:** Wednesday, December 15, 2021 4:23 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 628 Shotwell

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To the San Francisco Planning Commission,

I am a mission district resident and I am writing to express my opposition to the plan to convert the property at 628 Shotwell to a single family residence. This property was a former board and care facility that housed and serviced people with disabilities. This property should continue to be used for that purpose. At the very least, it should be used as an apartment building. It should not be used as a mega mansion for a wealthy family. We need more affordable housing for regular people, not mansions for the rich and privileged.

Thank you for your consideration,  
Scott Kimball  
1385 Hampshire St.



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for Mailed Notice of Actions and Hearings – PG&E Power Asset Acquisition Project (2019-017272ENV)  
**Date:** Thursday, December 16, 2021 8:17:12 AM  
**Attachments:** [1011-1830acp - CEQA Notice Request CCSF - PGE Power Asset Acquisition Project 11-2021.pdf](#)

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**From:** Alisha C. Pember <[apember@adamsbroadwell.com](mailto:apember@adamsbroadwell.com)>  
**Sent:** Wednesday, December 15, 2021 4:06 PM  
**To:** Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Moore, Julie (CPC) <[julie.moore@sfgov.org](mailto:julie.moore@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Rachael E. Koss <[rkoss@adamsbroadwell.com](mailto:rkoss@adamsbroadwell.com)>  
**Subject:** Request for Mailed Notice of Actions and Hearings – PG&E Power Asset Acquisition Project (2019-017272ENV)

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Good afternoon,

Please see the attached correspondence.

If you have any questions, please contact Rachael Koss.

Thank you.

Alisha Pember

Alisha C. Pember  
Adams Broadwell Joseph & Cardozo  
601 Gateway Boulevard, Suite 1000  
South San Francisco, CA 94080  
(650) 589-1660 voice, Ext. 24  
[apember@adamsbroadwell.com](mailto:apember@adamsbroadwell.com)

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## ATTORNEYS AT LAW

601 GATEWAY BOULEVARD, SUITE 1000  
SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1660  
FAX: (650) 589-5062  
rkoss@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350  
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201  
FAX: (916) 444-6209

KEVIN T. CARMICHAEL  
CHRISTINA M. CARO  
JAVIER J. CASTRO  
THOMAS A. ENSLOW  
KELILAH D. FEDERMAN  
ANDREW J. GRAF  
TANYA A. GULESSERIAN  
KENDRA D. HARTMANN\*  
DARIEN K. KEY  
RACHAEL E. KOSS  
AIDAN P. MARSHALL  
TARA C. MESSING

*Of Counsel*

MARC D. JOSEPH  
DANIEL L. CARDOZO

\*Not admitted in California.  
Licensed in Colorado.

December 15, 2021

### **Via Email and U.S. Mail**

Rich Hillis, Director  
San Francisco Planning  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103  
[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)

Julie Moore, Principal Environmental Planner  
San Francisco Planning  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103  
[julie.moore@sfgov.org](mailto:julie.moore@sfgov.org)

Angela Calvillo, Clerk of the Board  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

Re: **Request for Mailed Notice of Actions and Hearings – PG&E  
Power Asset Acquisition Project (2019-017272ENV)**

Dear Mr. Hillis, Ms. Moore and Ms. Calvillo:

We are writing on behalf of the Coalition of California Utility Employees to request mailed notice of the availability of any environmental review document prepared pursuant to the California Environmental Quality Act (“CEQA”) for the proposed PG&E Power Asset Acquisition Project (2019-017272ENV), as well as a copy of the environmental review document when it is made available for public review.

1011-1830acp

December 15, 2021

Page 2

This request includes any and all notices prepared pursuant to CEQA (Pub. Res. Code §§ 21000 *et seq.*) and the California Code of Regulations, title 14, sections 15000 *et seq.* (“CEQA Guidelines”), including:

- Notices of determination that an Environmental Impact Report (“EIR”) is required for a project;
- Notices of any scoping meeting;
- Notices of preparation of an EIR, a Negative Declaration (“ND”) or a Mitigated Negative Declaration (“MND”) for a project;
- Notices of an Addendum to a previous ND, MND or EIR;
- Notices that a subsequent project is within the scope of a project covered by a master EIR;
- Notices of availability of an EIR;
- Notices of intent to adopt an ND or MND;
- Notices of a re-circulated EIR, ND or MND;
- Notices of approval and/or determination that an EIR has been certified; and
- Notices of determination that a project is exempt from CEQA.

We also request mailed notice of any and all hearings and/or actions related to the Project. These requests are made pursuant to Public Resources Code sections 21092.2, 21080.4, 21083.9, 21092, 21108, 21152 and 21167(f) and Government Code section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send the above requested items by email or U.S. Mail to our South San Francisco office as follows:

**U.S. Mail**

Rachael Koss  
Adams Broadwell Joseph & Cardozo  
601 Gateway Boulevard, Suite 1000  
South San Francisco, CA 94080

**Email**

[rkoss@adamsbroadwell.com](mailto:rkoss@adamsbroadwell.com)

December 15, 2021

Page 3

Please call me at (650) 589-1660 if you have any questions. Thank you for your assistance with this matter.

Sincerely,



Rachael E. Koss

REK:acp

cc via email: [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)

1011-1830acp

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell plan  
**Date:** Thursday, December 16, 2021 8:16:32 AM

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**Commission Affairs**

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

---

**From:** Geoffrey Lee <geofffreely@gmail.com>  
**Sent:** Wednesday, December 15, 2021 3:23 PM  
**To:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Subject:** 628 Shotwell plan

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

Dear members and staff of the San Francisco Planning Commission,

I have lived in the mission district for 12 years close 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Geoffrey Lee, 1369 York st, San Francisco, CA 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Letter from CCDC for 425 Broadway Project (12/16/21 Planning Commission)  
**Date:** Wednesday, December 15, 2021 7:03:53 PM  
**Attachments:** [12.15.2021 425 Broadway CCDC Support Letters.pdf](#)

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

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

---

**From:** Maggie Dong <maggie.dong@chinatowncdc.org>  
**Date:** Wednesday, December 15, 2021 at 3:22 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>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>  
**Cc:** "Steve Saray (saraysteve@aol.com)" <saraysteve@aol.com>, "SVettel@fbm.com" <SVettel@fbm.com>  
**Subject:** Support Letter from CCDC for 425 Broadway Project (12/16/21 Planning Commission)

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

Dear Commissioners,

CCDC is submitting a support letter for the 425 Broadway Project that is scheduled for tomorrow's Planning Commission hearing. Please see the attachment.

Sincerely,

**Maggie Dong** (she/her)

Planner

Chinatown Community Development Center

Phone: 415.935.2472 | Email: [maggie.dong@chinatowncdc.org](mailto:maggie.dong@chinatowncdc.org)



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

December 15, 2021

Joel Koppel, President  
San Francisco Planning Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103  
(Via email: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))

Dear President Koppel and Members of the Commission,

On behalf of the Chinatown Community Development Center (CCDC) and residents of 401 Broadway, **I am writing to support the Conditional Use Authorization for the 425 Broadway project (2017-015678CUA)**. We have all reached an agreement on the revised plans that include incorporating lightwell extensions and laundry facilities for the residents of 401 Broadway, both of which were previously requested by the residents.

CCDC is a nonprofit community development organization that aims to build community and enhance the quality of life for low-income San Francisco residents. We work closely with low-income, monolingual, immigrant families and seniors living in SROs particularly in the Chinatown and North Beach neighborhoods. We have supported the residents of 401 Broadway throughout the community meetings and negotiation process with the project sponsor.

After numerous meetings with the project sponsor, we are glad that there have been modifications made that satisfy the needs of the 401 Broadway residents. We look forward to working with the project sponsor in ensuring these are manifested. For this reason, we urge you to approve the Conditional Use Authorization for the 425 Broadway project (2017-015678CUA).

Sincerely,

Maggie Dong  
Planner

cc: Kathrin Moore, Vice President [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Deland Chan, Commissioner [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)  
Sue Diamond, Commissioner [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Frank Fung, Commissioner [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)  
Theresa Imperial, Commissioner [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)  
Rachael Tanner, Commissioner [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)  
Jonas Ionin, Secretary [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
Claudine Asbagh, Principal Planner [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)  
Aaron Peskin, District 3 Supervisor [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES  
**Date:** Wednesday, December 15, 2021 7:02:19 PM  
**Attachments:** [12.15.2021 BHS Expansion.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 4:56 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressooffice@sfgov.org](mailto:mayorspressooffice@sfgov.org)

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

## **MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES**

*Adjoining properties are part of San Francisco's expansion of residential beds and treatment spaces for people with mental health and substance use disorders*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of Public Health (SFDPH) today announced the acquisition of two adjacent properties at 822 Geary Street and 629 Hyde Street that will expand behavioral health services in the Tenderloin neighborhood following approval by the San Francisco Board of Supervisors on Tuesday, December 14. This expansion is part of San Francisco's plan to add 400 new residential treatment spaces and overnight beds, 88 of which have already opened this year to support people with mental health and substance use disorders.

This site will be used for programs that get people with mental health and substance use issues off the street and connected to wraparound services. To meet this goal, SFDPH is considering using the two properties as a "crisis diversion unit" with up to 15 beds for people experiencing mental health crises. A separate possible use for the properties would be a safe consumption site to help prevent overdoses, prevent public drug use, and get people the care and treatment they need to deal with their addiction the moment they are ready. The crisis diversion unit and the safe consumption site would operate as independent programs, but both would work in

close coordination to help address substance use and mental health crises.

“San Francisco is making unprecedented investments in mental health and overdose prevention services,” said Mayor Breed. “We know that the need is great, and we must continue responding by seizing on opportunities when they are presented. Purchasing the properties at 822 Geary Street and 629 Hyde Street will allow us to address the mental health and overdose crisis we continue to see in our communities, get people the help that they so desperately need, and provide much-needed relief to the Tenderloin neighborhood.”

“Our system of care is seeing increased demand for mental health services, and we are eager to meet this need through low-barrier access to care,” said Director of Health, Dr. Grant Colfax. “Low-threshold crisis centers for both mental health and substance use disorders have proved successful here in San Francisco and throughout the country, and by increasing these services, we are alleviating street conditions, unnecessary use of other city services, and most importantly, providing a compassionate and evidence-based response to our neighbors in crisis.”

The crisis diversion unit is one of the areas of need identified in the 2020 Behavioral Health Bed Optimization Project conducted by Dr. Anton Nigusse Bland, who served as the Mayor’s Director of Mental Health Reform. The crisis diversion unit beds would fill gaps in San Francisco’s crisis services and serve as an important short-term intervention for those experiencing an escalating psychiatric crisis and those who require rapid engagement, assessment, and intervention. It would also support in reducing arrests, emergency room visits, and hospitalizations, and be a location where the Street Crisis Response Team (SCRT) can bring people in need off the streets and into care.

“We have much work to go to fully implement Mental Health SF. Adding these programs to our growing system of care get us one step closer,” said Supervisor Hillary Ronen. “I am particularly hopeful that we will open a safe consumption site shortly. Those that are operating in other places have proven successful in not only preventing deaths by overdose, but also serving as a place where individuals get connected to recovery services that often lead to sobriety. We can’t arrest ourselves out of the drug crisis in this country. We should be looking around the world at interventions that have proven to reduce addiction and implement these interventions in San Francisco.”

“Let’s be clear, our city is in crisis,” said Supervisor Matt Haney. “We are in the middle of an overdose epidemic. We lost over 700 people to overdoses in San Francisco last year; that is more than twice the number of people who died from COVID. We must invest in evidence-based practices and create low-barrier entry points if we are ever going to get a handle on this situation. As one of the authors of Mental Health SF, I am also excited to see the City make progress on our plan and taking the mental health crisis seriously. We have been suffering from a crippling shortage of mental health beds, and it’s great we are making progress towards increasing our capacity. As we roll out these programs, I think it’s important that we make our plans, intentions, and community process around all of this clear and transparent. I also believe that these acquisitions and services must be accompanied by appropriate community resources like community ambassadors, like Urban Alchemy, to ensure that these services are utilized and have a positive impact on the surrounding community.”

“The acquisition of these properties is an encouraging step toward addressing the mental health and addiction crisis playing out on our streets,” said Supervisor Rafael Mandelman.

“People in crisis need safe places to heal and access mental health services, and facilities like these are filling a critical gap in our City’s continuum of mental health care for the people who need it the most.”

For the latest update on San Francisco’s residential care and treatment expansion, please visit: [sf.gov/residential-care-and-treatment](https://sf.gov/residential-care-and-treatment).

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: My opposition to proposed mansion at 628 Shotwell  
**Date:** Wednesday, December 15, 2021 3:23:24 PM

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**Commission Affairs**

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

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**From:** Jeff Giaquinto <[jeffgiaquinto@gmail.com](mailto:jeffgiaquinto@gmail.com)>  
**Sent:** Wednesday, December 15, 2021 3:15 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** My opposition to proposed mansion at 628 Shotwell

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

To Members and staff of the San Francisco Planning Commission,

I live about 1/2 mile from 628 Shotwell, in the same rent controlled apartment since February of 2002. I have been a housing activist even longer than that. I came to learn of this project by chance about a year ago, and have been organizing around it since-- attempting to call into many Thursday Planning Commission meetings to speak on this issue many times, only to have the issue tabled.

I'm writing to voice my strong opposition to the plan to convert that site into a single-family home +ADU.

As you know, this property used to be a residential facility housing disabled people. It should be rebuilt for that same use, or a similar use to benefit the community. At the very least, it should be an apartment building, not just a luxury home for yet another rich person. A new mansion is the last thing our neighborhood needs.

Thank you,

Jeff Giaquinto  
3328 25th St

SF, CA 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS FOR FIRST TIME IN OVER 20 YEARS  
**Date:** Wednesday, December 15, 2021 3:07:37 PM  
**Attachments:** [12.15.2021 Budget Surplus.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 2:11 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS FOR FIRST TIME IN OVER 20 YEARS

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS  
FOR FIRST TIME IN OVER 20 YEARS**

*Surplus results from a mix of revenue improvements, record returns in the City pension system, and responsible budgeting decisions over the last two budgets*

**San Francisco, CA** — Mayor London N. Breed today issued Budget Instructions to department heads to guide the budget process for Fiscal Years 2022-23 and 2023-24. For the first time since 1998, San Francisco is projecting a surplus for the next two years. This surplus is the result of a mix of revenue improvements, record returns in the City pension system, and efforts to constrain major cost growth over the last two budgets during the pandemic.

In an effort to continue the budgeting decisions that have helped the City avoid a deficit for the first time in twenty years, the Mayor asked departments to get “back to basics” and focus on better service delivery. The Departments are not being asked to make any proposed cuts, but instead to reprioritize existing funding towards programs and services that will deliver results and meet the top priorities of the City. These priorities, on top of continuing the historic recent investments in homelessness, mental health, and anti-poverty programs like the Dreamkeeper Initiative, include:

- Restoring the vibrancy of the City, including improving public safety and street conditions;

- Focusing on economic recovery;
- Delivering on accountability and equity in city spending.

“Over the last two years, while we’ve invested heavily in key priorities impacting this City like our pandemic response, homelessness, and mental health, we’ve also made smart budgeting decisions, and this surplus is a result of that work,” said Mayor Breed. “We have an opportunity with this surplus to build on what we’ve been creating over the last two years – to move forward, not backwards, and to continue to invest in the programs and ideas that are making a real difference in people’s lives. We also need to continue down the path of making smart, long-term decisions about delivering services for the people of this City in the best way possible.”

Budget Instructions are delivered every year in December, informed by the estimated two-year projection for the upcoming budget cycle, which is based upon the four-year financial forecast for long-term planning jointly projected by the Mayor’s Budget Office, the Controller, and the Budget and Legislative Analyst’s Office. The instructions inform departments how to prioritize their proposed budgets for the upcoming two-year budget process.

Mayor Breed announced that the City is projecting a budget surplus of \$108 million over the upcoming two budget years, out of an annual general fund budget of approximately \$6 billion. The surplus is the result of:

- **Stronger Revenues**, including local taxes like property tax and transfer tax, and federal funding through FEMA reimbursements and the American Rescue Plan
- **Record Returns in the City Pension System**, which help reduce the City obligations over the next four-year period and beyond
- **Constraining Cost Growth**, including focusing on one-time investments during the difficult budgets of the pandemic to prevent long-term obligations

San Francisco still has a projected deficit in years three and four of the long-term financial projection.

Budget proposals from departments are due on February 22, 2022. Following submission of the budget proposals, the Mayor’s Budget Office will evaluate the requests and develop the Mayor’s proposed balanced budget to submit to the Board by June 1, 2022. At that point, the Board of Supervisors then considers the budget and must send a balanced budget back to the Mayor for signature by August 1, 2022.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Pantoja, Gabriela \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project address: 724 Head Street  
**Date:** Wednesday, December 15, 2021 1:58:48 PM

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**Commission Affairs**

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

---

**From:** Alicia Doo <[aliciadoo123@gmail.com](mailto:aliciadoo123@gmail.com)>  
**Sent:** Wednesday, December 15, 2021 11:08 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Project address: 724 Head Street

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

To Whom It May Concern:

This email is in regards to the property at:

Project address: 724 Head Street  
Cross Streets: Garfield Street & Holloway Avenue  
Block/Lot No.: 6990/029  
Zoning District: RH-1/40-X  
Special Use District: Oceanview Large Residence  
Record No.: 2021-003601CUA

We are concerned about the construction of a total of six bedrooms at 724 Head Street. Who will be using these extra rooms? Should I be concerned about the safety of my family and my neighbors?

Parking is very limited in this area already. Will there be additional parking provided for the occupants?

The scale of this construction does not fit in with this neighborhood. Adding extra rooms will take up backyard space. Is this in compliance with other surrounding neighbors? Is their view blocked?

Thank you for your consideration.  
Alicia Doo



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Oppose Project at 628 Shotwell St  
**Date:** Wednesday, December 15, 2021 1:57:50 PM

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**Commission Affairs**

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

---

**From:** Duygu Gun <duygugun.duygugun@gmail.com>  
**Sent:** Wednesday, December 15, 2021 11:20 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Oppose Project at 628 Shotwell St

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

Dear members and staff of the San Francisco Planning Commission,

I used to be a neighbor to 628 Shotwell St, at 3405 20th Street between 2015-2018. I had to move several times since then due to the unstable housing situation in the Mission and the city in general. I currently live at 3503 23rd Street, San Francisco. I oppose the plan to convert that property into a single-family home. This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,  
Duygu Gun

3503 23rd Street,  
San Francisco, CA

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell St Property Comment  
**Date:** Wednesday, December 15, 2021 1:57:36 PM

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**Commission Affairs**

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

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**From:** Luca ? <[luca.c.nelson@gmail.com](mailto:luca.c.nelson@gmail.com)>  
**Sent:** Wednesday, December 15, 2021 12:49 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: 628 Shotwell St Property Comment

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

Follow-up: I am a California voter, and my address is 1064 Florida St. Thank you for your careful consideration of this matter.

On Tue, Dec 14, 2021 at 2:11 PM Luca Nelson <[luca.c.nelson@gmail.com](mailto:luca.c.nelson@gmail.com)> wrote:

Dear members and staff of the San Francisco Planning Commission,

I am a community member living a few blocks away from 628 Shotwell St. I write to you to strongly oppose the plan to convert said property into a single-family home.

This property was previously a Board and Care facility housing disabled people. It should be rebuilt again for the same purpose -- or for some other use that will benefit our community, not just property owners. At the very least, it should be an affordable apartment building, not just a luxury home which will raise the median rent in an area where many are already struggling to make ends meet due to the steadily rising housing prices.

Thank you,

Luca Nelson  
Paralegal, community member



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES \$400 MILLION MUNI RELIABILITY AND STREET SAFETY BOND  
**Date:** Wednesday, December 15, 2021 1:11:33 PM  
**Attachments:** [12.15.2021 Muni Reliability and Street Safety Bond.pdf](#)

---

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 10:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES \$400 MILLION MUNI RELIABILITY AND STREET SAFETY BOND

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED INTRODUCES \$400 MILLION  
MUNI RELIABILITY AND STREET SAFETY BOND**

*Projects funded by bond measure will focus on enhancing Muni's reliability and improving street safety*

**San Francisco, CA** — On Tuesday, December 15, Mayor London N. Breed introduced a \$400 million [Muni Reliability and Street Safety Bond](#) to the San Francisco Board of Supervisors to increase the system's efficiency and improve street safety citywide. To qualify for the June 2022 ballot, the Bond requires eight votes by the Board of Supervisors and then requires 2/3 approval by San Francisco voters.

Based on Muni's infrastructure needs as well as priorities identified in the San Francisco Municipal Transportation Agency (SFMTA) community survey conducted in Spring, 2021, the proposed Bond will focus on maintaining the system's equipment and facilities, providing quick and convenient transit access, ensuring Muni service is inclusive and accessible for all, and making street safety improvements for people walking and biking.

“A reliable transportation system and safe streets are essential to the long-term health of our city and our residents,” said Mayor Breed. “The investments from this proposed Bond, along with significant new funding from the federal government, will allow us to modernize our facilities, upgrade our systems, and make Muni work more efficiently for everyone.”

“With the recently passed Federal Infrastructure Bill, the funds from this bond would allow SFMTA to tap into nearly a billion dollars in matching funds from the federal and state government to meet San Francisco's local, transportation needs, including repairing and updating our aging and outdated bus yards and equipment that are nearly 100 years old, and cannot accommodate our modern, clean fleet,” said SFMTA Director of Transportation Jeff Tumlin.

Specifically, the Bond will invest in two major areas:

**Making the Transportation System Work Better by:**

- Repairing, upgrading, and maintaining aging facilities and equipment to speed up repairs and keep transit moving;
- Funding on-street infrastructure improvements that will result in faster, more reliable, and more frequent Muni service;
- Modernizing the 20-year-old Muni train control system to increase subway capacity, reduce delays and deliver dependable, high-frequency transit.

**Improving Street Safety and Traffic Flow by:**

- Improving safety and visibility at intersections;
- Redesigning streets and sidewalks to strengthen walking, bicycling, and Muni connections along major corridors;
- Implementing traffic calming and speed reductions tools to reduce collisions.

Last week on Tuesday, December 7, the SFMTA Board of Directors voted unanimously to urge the San Francisco Board of Supervisors to place the Bond on the June 2022 ballot.

“I support the proposed Muni Reliability and Street Safety Bond to improve our aging transportation infrastructure,” said Board of Supervisors President Shamann Walton. “As the District 10 Supervisor, I know firsthand the urgent needs of our community for reliable transportation and traffic calming measures to keep our streets and sidewalks safe.”

“The past two years have been a time of unprecedented challenges for transit,” said Supervisor Rafael Mandelman, who serves as Chair of the County Transportation Authority. “Now is the time to reinvest in our future as a transit-first city, and this bond measure puts us on a path to safer streets and rapid, reliable transit service for all San Franciscans.”

The proposed Muni Reliability and Street Safety Bond follows through on the priority recommendations made in the 2013 Mayor's Transportation Task Force and the 2018 Transportation Task Force that dedicated two \$500 million General Obligation (GO) Bonds for transportation.

The first GO Bond for transportation was passed in 2014, with all bond dollars issued to date. This funded pedestrian countdown signals on high injury networks, transit priority lanes on Church Street and throughout the Muni Rapid Network, transit stop improvements at the UCSF and Chase Center Muni stations, and other essential improvements.

“The demands on San Francisco's transportation system have grown and revenues from transit fares and parking fees have not kept up. COVID-19 has only exacerbated the problem,” said Gwyneth Borden, Chair of the SFMTA Board. “We have to keep the City moving. This

critical funding source will positively impact each and every person who lives, works, and visits San Francisco.”

The 10-Year Capital Plan, more recently adopted by the Board of Supervisors on April 30, 2021, includes 2022 GO transportation funding. Published every odd year, the 10-Year Capital Plan is a fiscally constrained expenditure plan that lays out infrastructure investments over the next decade. The City Administrator prepares the document with input from citywide stakeholders, who put forth their best ideas and most realistic estimates of San Francisco's future needs.

“As San Francisco continues to recover from the COVID-19 pandemic, this measure will create needed jobs and invest in a more reliable transportation network for our residents and for our economy,” said City Administrator Carmen Chu. “As a City we have to pay attention to the nuts and bolts of how we operate and strive to build a stronger foundation – this bond continues that focus on our critical infrastructure.”

### **Transportation 2050**

The proposed Muni Reliability and Street Safety Bond is just one of the community's recommended strategies to invest in the transportation system and is only one piece of the [Transportation 2050 strategy](#).

Transportation 2050 considers a package of revenue sources over several years to sustain a more reliable, affordable, and safer transportation system. Through a combination of local ballot measures, continued state and federal grants, and the development of SFMTA properties, the City can establish strong financial support for Muni. If interested in learning more about Transportation 2050, please visit: [sfmta.com/projects/transportation-2050](https://sfmta.com/projects/transportation-2050).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project at 850 Bush: A Citizen Protests & Objects  
**Date:** Wednesday, December 15, 2021 10:09:12 AM

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

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

From: Marchal Silver <[donttakemethelongway@gmail.com](mailto:donttakemethelongway@gmail.com)>  
Sent: Tuesday, December 14, 2021 11:31 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Project at 850 Bush: A Citizen Protests & Objects

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

Dear Commissioners,

My name is M. Sean Silver. I'm a published author who works out of his home at 860 Bush Street. I'm also a long-term AIDS survivor since 1988. I'm writing the SF Planning Commission to protest the proposed project at 850 Bush Street. In this case, I'm writing to protest a seven-story condo going up a few feet from my east wall and all the related noise and dirt it will bring. Eighteen luxury units and three affordable housing dwellings—yes, ladies and gentlemen, that's what this city needs, more housing for the rich, more penthouses with a panoramic view. Pardon my sarcasm. It's born of frustration and despair. I have been resisting this project for the past six or seven years and, a reliable source tells me that it's going to pass. I also drove a cab in this town for thirty-six years. This so-called hearing, these charades of fair-play and justice for all, have steeled me against policy coming out of City Hall, very little of which helps the lot of the Common Man. So let's say I'm used to fighting the good fight and, for all my efforts, I'm used to your perennial deaf ear.

Such as it, I would like to share with you the most recent history of my letters of protest. On 2/22/21 and again on 3/22/21, I emailed my complaints to Mr. Nicholas Foster. He acknowledged receiving my email and said he would publish my objections as part of the literature attached to this project. Having never seen evidence of this, I assume he made good on his word.

On 5/11/21, I filed my protests with the new project manager, Mr. Don Lewis. He never replied to my email. On 5/31/21, I again listed my objections to this project with Mr. Lewis. This time I enclosed in the email a photograph of three large trucks blocking two lanes of traffic as they made their deliveries.

In summary, my argument to both gentlemen was this: The heavy equipment used in this construction project will create nightmare traffic jams. Anyone familiar with the traffic flow in San Francisco knows that Bush Street is a vital eastbound route leading into the financial district, Union Square and North Beach. It is also a major artery for commuters using the Bay Bridge. Six days a week, large trucks make deliveries to restaurants, boutique hotels, and the grocery store in the 800 block of Bush Street. In addition, couriers, such as Amazon, UPS... need space to park and double-park. By putting a crane in the middle of the street, you are guaranteeing gridlock on the scale of the Chinese New Year's parade every day on Bush Street.

Perhaps, the city hasn't considered this. If they have and are still willing to green-light this project, then the citizens of this once-proud city should hold them accountable for such deliberate negligence. Every vote in favor of this project should be made known at election time.

Okay, now that we've put logic and good-sense part of this behind us, let's get to the emotional core of the issue. Let's talk about how this construction project will impact me.

I'm a seventy-one-year-old man living with AIDS and professionally diagnosed with severe clinical depression. 860 Bush Street has been my home since November of 1979. I live a simple, disciplined life. I prepare my meals at home. Have you ever tried cooking with all the windows closed? Dirt, toxic dust, and all kinds of ugly things will get into the apartment no matter how tightly to windows are closed, but to avoid the chaos and sheer filth, I'll have to have my windows closed throughout the workday.

My apartment has served as my sanctuary while I fought several long-pitched battles with AIDS. I almost died twice from this disease. Rest and sleep play a vital part in recovering and maintaining good health. When the construction starts, the noise level will be unbearable. Surely you must be familiar with Maslow's hierarchy of needs. Seen through my eyes this project poses an existential threat to my survival. And let me also mention, that an eighty-five-year-old friend of mine, who lives two floors above me in the same unit will probably not survive this assault on her nervous system.

This city needs to know these things. The decision-makers need to know these things. People in power need to act responsibly and with compassion. And if they don't, the universe with its law of karma will surely do the math. Thank you.

Respectfully,

M.Sean Silver



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell  
**Date:** Wednesday, December 15, 2021 10:08:40 AM

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

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

From: Nora Barber <nbarber1@mail.sfsu.edu>  
Sent: Tuesday, December 14, 2021 1:22 PM  
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Jonas.jonin@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Cc: Jeff.giaquinto@gmail.com; jacqueku@gmail.com; settkmbll@gmail.com  
Subject: 628 Shotwell

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again-- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Nora Barber

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotsell loose conversion  
**Date:** Wednesday, December 15, 2021 10:08:20 AM

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

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

From: Eva Mas <[evacantamas@gmail.com](mailto:evacantamas@gmail.com)>  
Sent: Tuesday, December 14, 2021 2:04 PM  
Subject: 628 Shotsell loose conversion

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community.

There are a lot of people living in San Francisco's streets that should have access to appropriate housing and health support. In my opinion it is unethical to remove this housing for what it was already there for. We don't need more millionaire mansions we need to take care of those most vulnerable.

Thank you,

Eva Mas

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell opposing conversion  
**Date:** Wednesday, December 15, 2021 10:07:54 AM

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

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

From: Eva Mas <[evacantamas@gmail.com](mailto:evacantamas@gmail.com)>  
Sent: Tuesday, December 14, 2021 2:39 PM  
Subject: 628 Shotwell opposing conversion

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, I live at 2205 Bryant St., just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community.

There are a lot of people living in San Francisco's streets that should have access to appropriate housing and health support. In my opinion it is unethical to remove this housing for what it was already there for. We don't need more millionaire mansions we need to take care of those most vulnerable.

Thank you,

Eva Mas

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please Protect 628 Shotwell  
**Date:** Wednesday, December 15, 2021 10:07:29 AM

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

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

From: Peter Gaughan <[peterjamesgv@gmail.com](mailto:peterjamesgv@gmail.com)>  
Sent: Tuesday, December 14, 2021 3:39 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Please Protect 628 Shotwell

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

Dear members and staff of the San Francisco Planning Commission,

I am a queer, low-income non-profit legal services worker who spends everyday having to respond to the fallout and consequences of actions like the one about to be taken at 628 Shotwell. I have committed my life to keeping the most vulnerable members of our community housed, but actions like the one you are considering have created a toxic environment for renters in San Francisco.

I oppose the plan to convert that 628 Shotwell into a single-family home. This City's foundation is tenants, and this City's ethos should be building up those with the most to lose. Instead of squeezing out low-income renters, those in need of supportive housing, and people with disabilities, we need to create more spaces for them to succeed.

My sister is disabled and is originally from East Bay, where our renting options were limited. We looked to San Francisco with hope. We saw it as a place where she would be supported, access public transit, and job opportunities within an easy commute. But as San Francisco grows more hostile towards tenants and especially disabled tenants, we've been forced outside the City we love.

This property was previously a Board and Care facility housing disabled people. It should be rebuilt as that again, or any other use that will benefit our whole community. At the very least, it should be an apartment building, not just a luxury home.

San Francisco is at its strongest when it supports all San Franciscans, not just the San Franciscans who can buy themselves the loudest voices.

Thank you,

--

Peter (PJ) James Gaughan V  
Pronouns: He/They

Cell Phone: 1 (925) 658-2231

Email: peterjamesgv@gmail.com <<mailto:peterjamesgv@gmail.com>>

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 628 Shotwell  
**Date:** Wednesday, December 15, 2021 10:06:58 AM

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

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

From: joshua cohen <[cohenjoshu@gmail.com](mailto:cohenjoshu@gmail.com)>  
Sent: Tuesday, December 14, 2021 6:43 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 628 Shotwell

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

Dear members and staff of the San Francisco Planning Commission,

My name is Joshua Cohen and I am a San Francisco resident and a social worker who works with disabled elders in the city. I am writing to you today to voice my opposition to the plan to convert 628 Shotwell into a single-family home.

This property was last a Board and Care facility housing and supporting disabled San Franciscans. I strongly believe it should be rebuilt as a Board and Care or as another kind of care facility that will serve the same communities. At the very least, it should be an apartment building, not just a luxury home.

Thank you very much for your consideration on this matter,

Joshua Cohen

**Name:** [City Commission Secretary](#)  
**To:** [Commission Secretary](#)  
**Subject:** [FBI - 6026 \(San Francisco\) - 6026 \(San Francisco\)](#)  
**Date:** Wednesday, December 21, 2023 10:28:35 AM

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**Commissioner's Office**  
San Francisco Housing  
333 California Street, Suite 1400, San Francisco, CA 94102  
Phone: 415.376.7300 | [www.sfdph.org](#)  
[San Francisco Housing](#)

---

**From:** Jacqueline Fulton <jacful@sfph.org>  
**Sent:** Wednesday, December 21, 2023 9:17 AM  
**To:** 'Joseph, Lisa' <ljoseph@sfph.org>; 'Sweeney, Claire' <CS@sfph.org>; 'Clare Sweeney' <csweeney@sfph.org>; 'City Commission Secretary' <commissionsecretary@sfph.org>  
**Cc:** 'Mora, Kathryn' <KMora@sfph.org>; 'Chan, Debra' <DChan@sfph.org>; 'Diamond, Susan' <sdiamond@sfph.org>; 'Fung, Frank' <ffung@sfph.org>; 'Imparato, Theresa' <theresa.imparato@sfph.org>; 'Tanner, Richard' <richard.tanner@sfph.org>; 'Irons, James' <James.Irons@sfph.org>  
**Subject:** Letter from Intersect Operator for 6026 at 628 Stowell

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

Good morning,

I wanted to make sure you all received the attached letter from Rich de Leon. He is interested in operating a Board and Care facility at 628 Stowell.

Best,  
Jacquie

**Angeleon Care Home  
2124 Ashby Ave. Berkeley, Ca. 94705  
Tel. No. (510) 704-8319**

Date: Dec. 14, 2021  
To: S. F. Planning Commission  
RE: Board and Care home at 628 Shotwell St.

S.F. Phanning Commission,

My name is Richard de Leon. I am interested in the building at 628 Shotwell St. San Francisco. I believe it should continue to be a Board and Care facility.

I lived and worked in different areas of San Francisco for over 30 years. I graduated from Denman Middle School and Balboa High School. I went to San Francisco City College and graduated from then San Francisco State College.

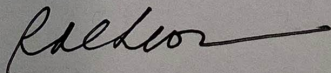
I have been a Licensee of Angeleon Care Home in Berkeley, CA. for over 25 years. I am also a certified Administrator. My facility is licensed by Community Care Licensing Division of Calif. Dept of Social Services.

I believe that San Francisco is in a position to keep another board and care facility and also increase bed space for the elderly and mentally ill. San Francisco consistently talks about increasing affordable housing but has not addressed places to care for the increasing baby boomer population.

628 Shotwell has the possibility of providing much needed senior housing in San Francisco. With assistance from San Francisco officials and the community advocates 628 Shotwell can thrive and continue to be a stable and viable business entity that provides service to low income seniors and adults with disabilities.

If you have any questions, please call me at 650 888-0216

Sincerely,



Richard de Leon  
Tel. 650 888-0216



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Letter for Ordinance 211093  
**Date:** Wednesday, December 15, 2021 10:05:57 AM

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**Commission Affairs**

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

---

**From:** Alex Lemberg <[alex.lemberg@evna.org](mailto:alex.lemberg@evna.org)>  
**Sent:** Wednesday, December 15, 2021 9:37 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Bintliff, Jacob (BOS) <[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)>  
**Subject:** Support Letter for Ordinance 211093

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

Dear Planning Commissioners,

My name is Alex Lemberg, I serve as President of the Eureka Valley Neighborhood Association. I am writing to lodge my personal support of Ordinance 211093, sponsored by Supervisor Mandelman, which would change the zoning code to allow for new bars in the Castro District. Unfortunately, the Eureka Valley Neighborhood Association did not receive sufficient notice of this ordinance's pendency to provide an organizational letter of support; therefore I submit this as in my personal capacity only as a resident of and business owner in the Castro neighborhood.

The Castro is known worldwide as a destination for queer nightlife and has many bars that have been grandfathered into the present zoning restrictions. We leaders in the Castro would love to see a new proliferation of businesses of many types, including bars, which bring in sizable amounts of people into the neighborhood. Due to the COVID-19 pandemic, some of the preexisting bars have shut down and not reopened. The Castro's economic recovery, in part, depends on the ability of new business owners to open businesses in the neighborhood, and bars are profitable and desirable for many reasons.

From a cultural standpoint, this change is also desirable. Queer culture has historically relied on bars and nightclubs as centers of gathering, particularly for certain subcultures. While the cultural needs of the queer and trans communities have changed over the decades since the 1970s heyday of the Castro, the ability for more bars to open in the neighborhood will support the success of all kinds of other businesses, too - restaurants, retail, and professional services. Each proposed new bar will still

have to go through the conditional use process, which provides protections for the neighborhood from being overrun with bars.

I strongly encourage the Planning Commissioners to support this zoning change as is. If you have any questions, you can contact me directly at (415) 747-1102 or by email at [alex.lemberg@evna.org](mailto:alex.lemberg@evna.org).

Sincerely,  
Alex Lemberg

--

## Alex Lemberg

Eureka Valley Neighborhood Association - President  
Resident, Caselli Avenue  
415.747.1102



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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 425 Broadway  
**Date:** Wednesday, December 15, 2021 10:03:15 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[21\\_1215\\_425 Broadway design comparison.pdf](#)

---

### Commission Affairs

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

---

**From:** Vettel, Steven <SVettel@fbm.com>  
**Sent:** Wednesday, December 15, 2021 9:48 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Matthias Mormino <matthias.mormino@chinatowncdc.org>; saraysteve@aol.com; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>; Sasha Heuer <sasha@ibadesign.com>  
**Subject:** RE: 425 Broadway

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

I understand the rendering exhibit I sent earlier was corrupted so am resending that exhibit here.

---

**From:** Vettel, Steven (25) x4902 <SVettel@fbm.com>  
**Sent:** Wednesday, December 15, 2021 9:12 AM  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); Jonas Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
**Cc:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; 'matthias.mormino@chinatowncdc.org' <[matthias.mormino@chinatowncdc.org](mailto:matthias.mormino@chinatowncdc.org)>; [saraysteve@aol.com](mailto:saraysteve@aol.com); Ian Birchall <[ian@ibadesign.com](mailto:ian@ibadesign.com)>; Vidhi Patel <[vidhi@ibadesign.com](mailto:vidhi@ibadesign.com)>; Sasha Heuer <[sasha@ibadesign.com](mailto:sasha@ibadesign.com)>  
**Subject:** 425 Broadway

Commissioners, I am writing on behalf of the project sponsor of the 425 Broadway project to advise you that the sponsor has reached an agreement with Chinatown Community Development Center regarding certain project revisions to address the concerns of the residents of the SRO hotel at 401 Broadway. These revisions are:

1. A 360 square foot coin laundromat with pedestrian access from Verdi Alley during business hours will be added to the 425 Broadway building in the location shown in the attached. Currently, there is no laundry facility in the 401 Broadway building, such that this new laundromat will provide a significant community benefit to these residents and others in the neighborhood. This revision will also reduce the size of one of the two larger office suites to below 2,999 square feet, such that the density bonus concession we are seeking for non-residential use size will only now be needed for one of the office suites.
2. The two light wells in the western façade of the Broadway building will be enlarged with 3-foot wide open to the sky extensions to Verdi Alley (south lightwell) and Broadway (north light well) to increase light and air access to the light wells in the 401 Broadway building. The Broadway extension will not alter the Broadway façade as shown in the attached renderings or any other exterior revisions except along the private area of Verdi Alley where the project elevator is moved 3 feet to the west.

All of other elements of the 425 Broadway project remain unchanged, including the 42 proposed dwelling units, including 6 on-site inclusionary units.

With this agreement in place we are not aware of any requests for a further continuance, and we look forward to presenting the project for your consideration tomorrow. Please feel free to reach out to me if you have any other questions or concerns prior to the hearing.

**Steven L. Vettel**

He/Him/His

[svettel@fbm.com](mailto:svettel@fbm.com)

D 415.954.4902 C 415.850.1931



235 Montgomery Street 17<sup>th</sup> FL

San Francisco, CA 94104

[www.fbm.com](http://www.fbm.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Mandatory Trainings for Commissioners  
**Date:** Wednesday, December 15, 2021 9:43:31 AM  
**Attachments:** [Instructions-for-Cybersecurity-classes FINAL 070920.pdf](#)

---

Commissioners,

You have been auto-enrolled by DHR into the trainings listed below and can access them via the employee portal (see attached instructions).

- COVID-19 Basic Health and Safety Training
- Cybersecurity Training
- Bystander Training
- Introduction to Implicit Bias

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

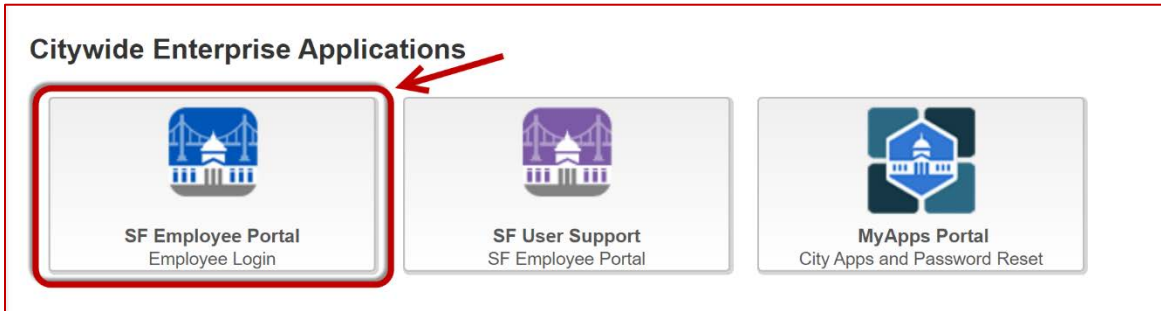
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)

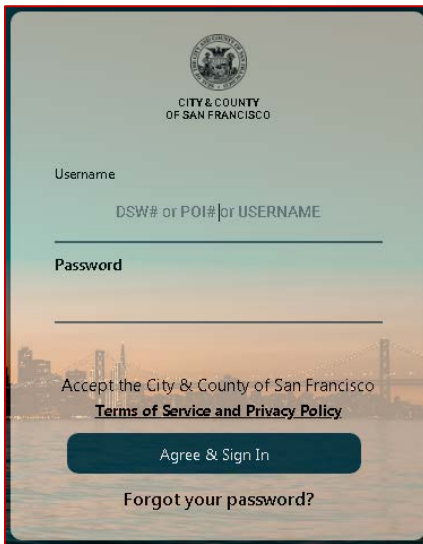
[San Francisco Property Information Map](#)

# How to access the Cybersecurity classes on SF Learning

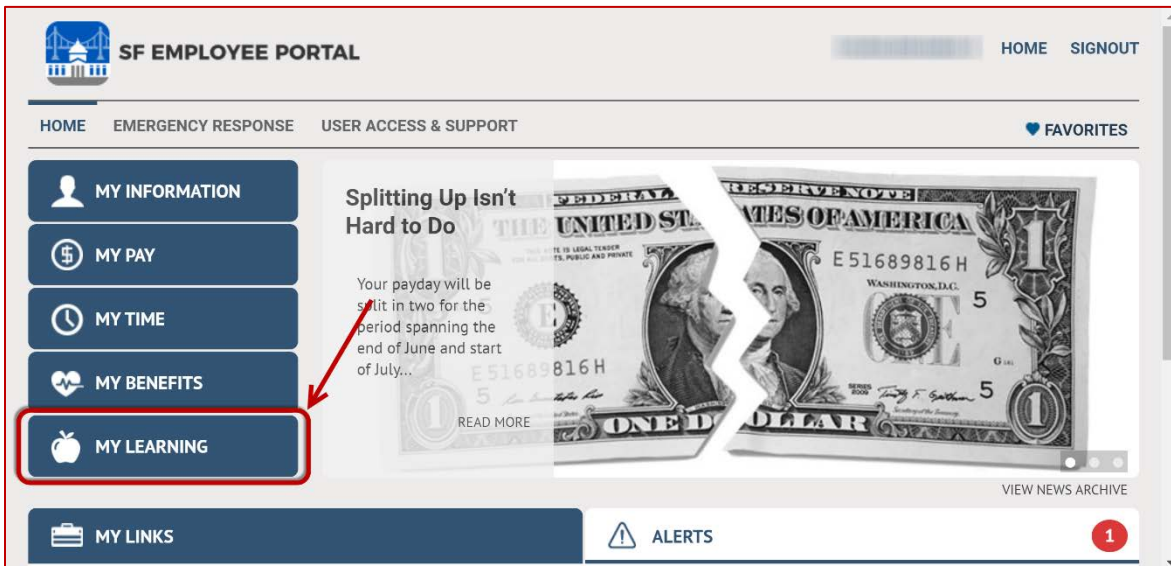
1. Open a new browser window in Chrome (SF Learning will not work in Internet Explorer).  
Go to <https://sfgov.org/sfc/employee-gateway> and click on the “SF Employee Portal” tile.



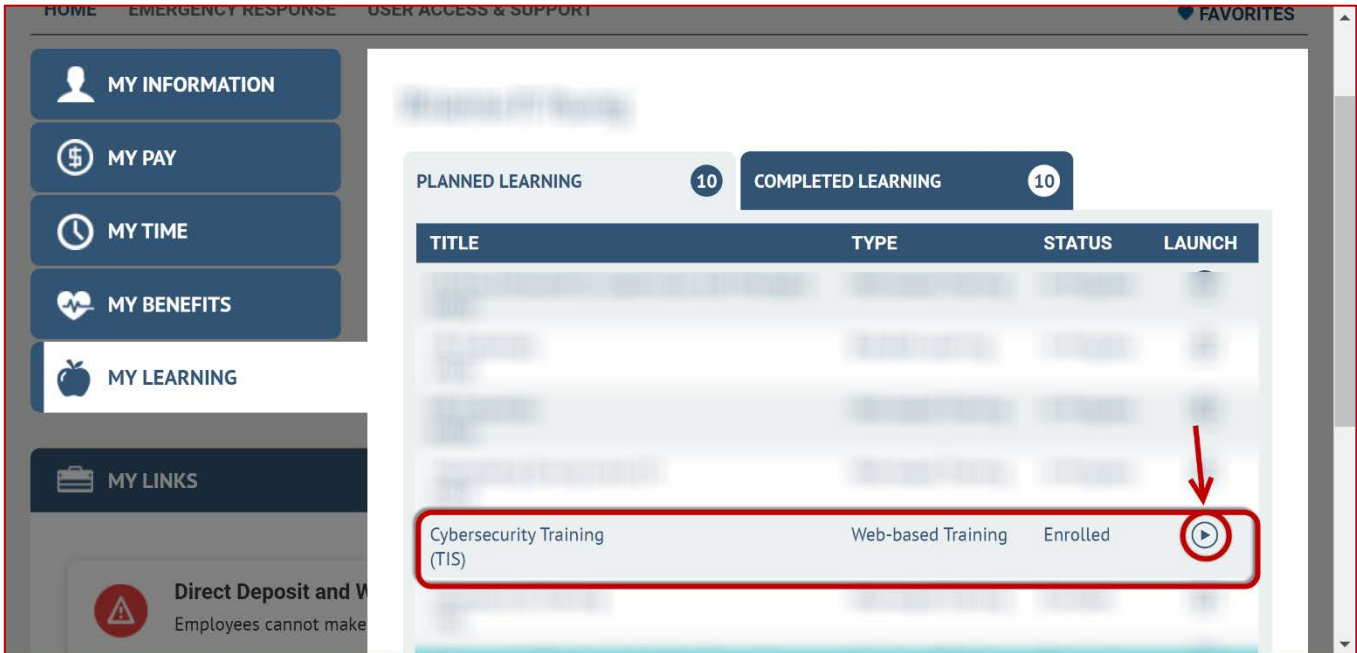
2. Log into the SF Employee Portal with your DSW number and Password



3. Click on the “My Learning” tab.



4. On the “My Learning” rollout, find the “Cybersecurity” training, and click the launch button.



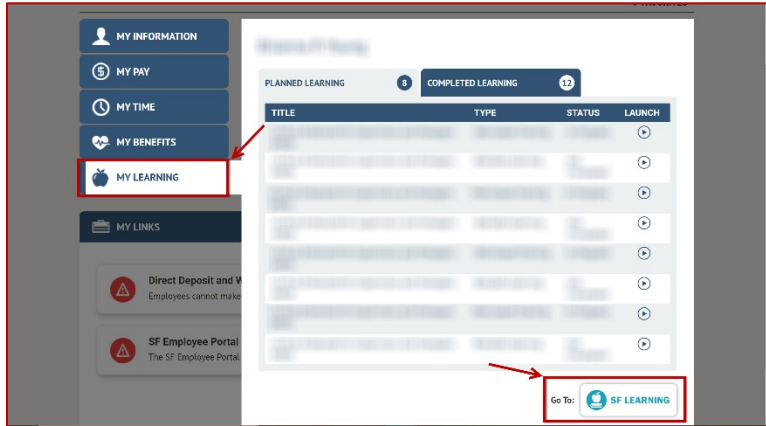
**Note:** You may have more than one Cybersecurity training listed. All are required.

5. Now you can begin the training! If you have any difficulty accessing a course or navigating within SF Learning, please submit a request via the [Question about course\(s\) in SF Learning form linked here](#).

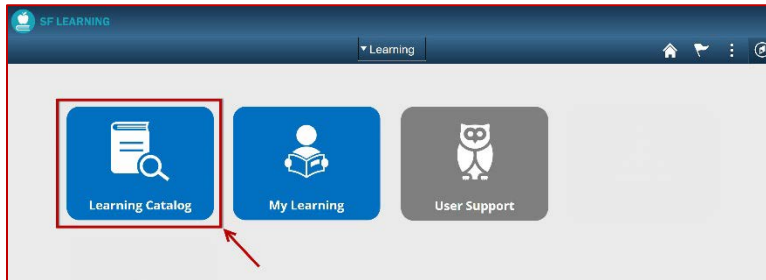
If you have questions regarding the Cybersecurity guidance included in these courses or the City’s [Cybersecurity policy](#), please email [dtis.helpdesk@sfgov.org](mailto:dtis.helpdesk@sfgov.org).

# Frequently Asked Questions:

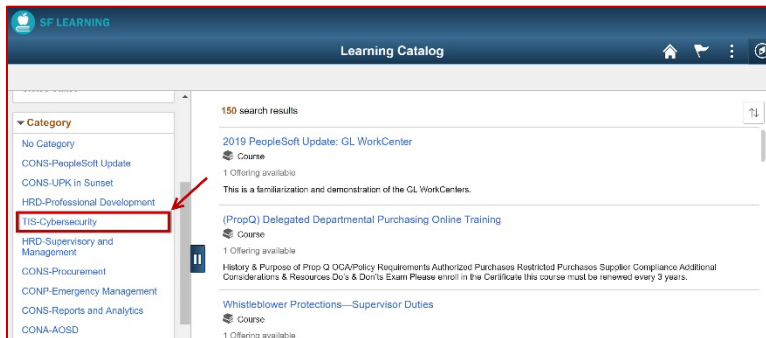
- The first thing to do, if you are having trouble with SF Learning, is try clearing your cache. For instructions on clearing your cache, click [here](#).
- What if I don't have the Cybersecurity classes in the "My Learning" menu?
  1. You can enroll yourself in many of the classes. Follow the directions below to enroll.
    1. Log on to SF Learning.
    2. On the "My Learning" tab, scroll down until you see the SF Learning button. Click on it.



3. Click on the "Learning Catalog" button.

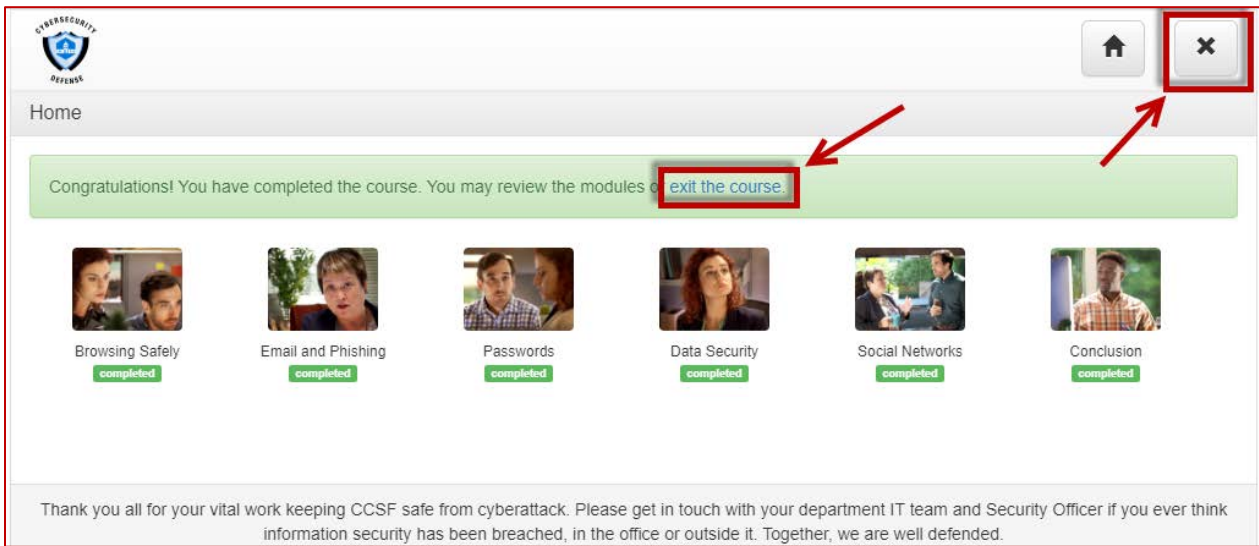


4. On the right side, scroll down to the "Category" menu.
5. Click on "TIS-Cybersecurity" and you will see a list of available Cybersecurity courses.

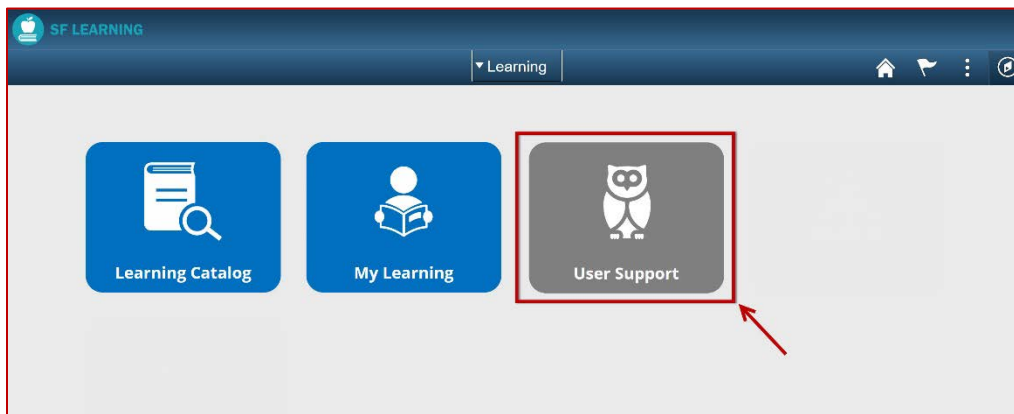




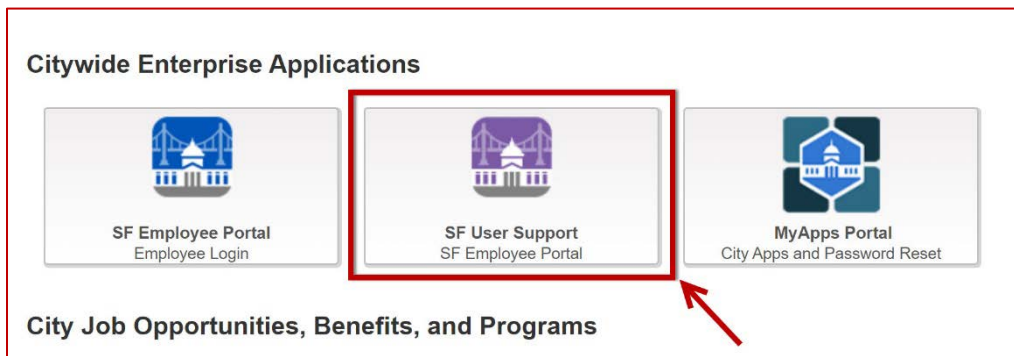
- What if I have finished the class, but it still says “In-progress”?
  1. Re-open the class, and click either on “exit the course” or the “X” to complete the course. If this doesn’t work, please contact [dtis.helpdesk@sfgov.org](mailto:dtis.helpdesk@sfgov.org).



- If you continue to have issues, please submit a ticket to SF Employee Portal Support. You can access portal support in three ways:
  1. Click on this link to submit a question about a course in SF Learning: <https://sfemployeeportalsupport.sfgov.org/support/catalog/items/177>
  2. Click on the “User Support” button on the SF Learning home page.



3. Click on the “SF User Support” button on the SF Employee Gateway.



**From:** [Richard De Leon](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Info regarding 628 Shotwell  
**Date:** Tuesday, December 14, 2021 11:09:46 PM  
**Attachments:** [628 SHOTWELL 121421.docx](#)

---

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

For S.F. Planning Commission  
Attached is my comment for the hearing on Dec. 16, 2021 regarding  
628 Shotwell St.  
Rich de Leon

**Angeleon Care Home  
2124 Ashby Ave. Berkeley, Ca. 94705  
Tel. No. (510) 704-8319**

Date: Dec. 14, 2021  
To: S. F. Planning Commission  
RE: Board and Care home at 628 Shotwell St.

S.F. Phanning Commission,

My name is Richard de Leon. I am interested in the building at 628 Shotwell St. San Francisco. I believe it should continue to be a Board and Care facility.

I lived and worked in different areas of San Francisco for over 30 years. I graduated from Denman Middle School and Balboa High School. I went to San Francisco City College and graduated from then San Francisco State College.

I have been a Licensee of Angeleon Care Home in Berkeley, CA. for over 25 years. I am also a certified Administrator. My facility is licensed by Community Care Licensing Division of Calif. Dept of Social Services.

I believe that San Francisco is in a position to keep another board and care facility and also increase bed space for the elderly and mentally ill. San Francisco consistently talks about increasing affordable housing but has not addressed places to care for the increasing baby boomer population.

628 Shotwell has the possibility of providing much needed senior housing in San Francisco. With assistance from San Francisco officials and the community advocates 628 Shotwell can thrive and continue to be a stable and viable business entity that provides service to low income seniors and adults with disabilities.

If you have any questions, please call me at 650 888-0216

Sincerely,

Richard de Leon  
Tel. 650 888-0216

**From:** [Claudia Vittoria](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Urgent: Help us fight gentrification on shotwell st  
**Date:** Tuesday, December 14, 2021 10:24:03 PM

---

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Claudia Vittoria  
610 Shotwell street apt 4  
SF, CA 94110

**From:** [Rett Young](#)  
**To:** [Fung, Frank \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [CPC-Commissions Secretary](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#)  
**Date:** Tuesday, December 14, 2021 9:11:32 PM

---

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Dear Planning Commission,

My name is Rett Young. I live in the Mission and work downtown. I'm reaching out to express my support of 850 Bush Street. Building more housing in San Francisco is crucial and this proposal is a good idea, especially given the transit-oriented design, affordable units, and retention of the existing building. San Francisco needs more of this and every other type of housing development. Please support the project.

Thank you,

Rett

**From:** [Lizzie Bird](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [CPC-Commissions Secretary](#); [Foster, Nicholas \(CPC\)](#)  
**Cc:** [michael@leavittarchitecture.com](mailto:michael@leavittarchitecture.com); [Corey Smith - HAC](#)  
**Subject:** I support 850 Bush Street  
**Date:** Tuesday, December 14, 2021 9:00:45 PM

---

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Members of the SF Planning Commission,

My name is Lizzie Siegle and I live at 1177 California St (California and Jones) and I'm reaching out to express my support of 850 Bush Street. Building more housing in San Francisco is crucial and this proposal to redevelop a single story building for more housing is a good idea. Please support the project.

Thank you,

Lizzie Siegle

--

Developer Evangelist at Twilio  
Bryn Mawr College CS 2018

**From:** [Drew Vinson](#)  
**To:** [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Fung, Frank \(CPC\)](#)  
**Subject:** 628 Shotwell Re-Zoning  
**Date:** Tuesday, December 14, 2021 8:31:11 PM

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor residing at 1062 Florida St, just a few blocks from 628 Shotwell. I strongly oppose the plan to convert the property into a single-family home.

This property was last used as a residential care facility for people with disabilities, and it should be utilized in that same manner -- or any another way that will benefit our community. At the very least, the property should be used for an affordable apartment building, not just another luxury home.

Thank you,

Drew Vinson

**From:** [Evelyn Torres Arellano](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** I strongly oppose the plan to convert 628 Shotwell into a mega-mansion  
**Date:** Tuesday, December 14, 2021 8:00:59 PM

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

Dear members and staff of the San Francisco Planning Commission,

I write to voice my strong opposition to the plan to convert the site at 628 Shotwell into a mega-mansion.

As a Chicana with deep connections to the Mission's culture, it pains me to see the constant displacement of the neighborhood's longtime residents, as our people are replaced by the wealthy. This property was a residential facility housing disabled people. It should be rebuilt for that same use, or any use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Evelyn Arellano  
987 Alabama St  
SF, CA 94110



**From:** [Angel Rodriguez](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell Property Conversion  
**Date:** Tuesday, December 14, 2021 7:55:25 PM

---

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor residing right down 20th St from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

I am a Mexican American having moved to the Mission from southern California over 10 years ago. I've seen how the San Francisco government makes beautiful resolutions about preserving our neighborhood culture, and about not displacing long-term residents. This case seems like an easy way to help advance those ideals. The property was last a Board and Care facility housing disabled people. Many local people including a neighbor who grew up next door remembers it fondly. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

J. Angel Rodriguez  
2207 Bryant st.  
San Francisco CA, 94110

**From:** [Casey Gorman](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell Plans  
**Date:** Tuesday, December 14, 2021 7:36:17 PM

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, I live just a few blocks from 628 Shotwell, at 3212 Folsom St. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,

Casey Gorman

**From:** [Simone Baianu](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Re: 628 Shotwell  
**Date:** Tuesday, December 14, 2021 7:35:05 PM

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell at 768 Capp St. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,  
**Simone Baianu**



**From:** [T Flandrich](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 2019-022661DRP 628 Shotwell SUPPORT DISCRETIONARY REVIEW DENY change of use and TAKE DR  
**Date:** Tuesday, December 14, 2021 4:22:38 PM

---

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

14. December 2021

Dear Commissioners,

I write to you today as a long-time advocate for seniors & people with disabilities in support of the Discretionary Review. You know of the loss of Residential Care Facilities in our city & you also know the immense need to keep such housing & care services in place. The population in need deserves 628 Shotwell to be restored to its 50 years purpose and function as a Residential Care Facility.

For this community, for our city, I urge you to listen to the facts, to take the DR and deny a change of use.

Sincerely,  
Theresa Flandrich

**From:** [Charity Burgess](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Opposing turning 628 Shotwell into luxury housing  
**Date:** Tuesday, December 14, 2021 4:18:19 PM

---

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

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home.

Thank you,  
Charity Burgess  
3425 23rd St, San Francisco, CA 94110

Dr. Charity Burgess, DACM, L.Ac.  
Silk Tree Healing Center  
[www.silktreehealing.com](http://www.silktreehealing.com)  
(415) 828-2699  
[charityburgess@gmail.com](mailto:charityburgess@gmail.com)

**From:** [Hillis, Rich \(CPC\)](#)  
**To:** [Seth Socolow](#); [CPC-Commissions Secretary](#); [Sucre, Richard \(CPC\)](#)  
**Cc:** [Rosenberg, Julie \(BOA\)](#); [anthony@sffsr.org](mailto:anthony@sffsr.org); [betty@sffsr.org](mailto:betty@sffsr.org); [david@sffsr.org](mailto:david@sffsr.org)  
**Subject:** Re: 88 Bluxome Appeal  
**Date:** Tuesday, December 14, 2021 3:43:48 PM

---

Mr. Socolow:

I'm copying Rich Sucre, Deputy Director of our Current Planning Division, so he can provide information on the potential timing for the 88 Bluxome project to be back at the Planning Commission.

Thanks, Rich

---

**From:** Seth Socolow <[seth@sffsr.org](mailto:seth@sffsr.org)>  
**Sent:** Tuesday, December 14, 2021 9:12 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>; [anthony@sffsr.org](mailto:anthony@sffsr.org) <[anthony@sffsr.org](mailto:anthony@sffsr.org)>; [betty@sffsr.org](mailto:betty@sffsr.org) <[betty@sffsr.org](mailto:betty@sffsr.org)>; [david@sffsr.org](mailto:david@sffsr.org) <[david@sffsr.org](mailto:david@sffsr.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>  
**Subject:** 88 Bluxome Appeal

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Hello San Francisco Planning Department,

My name is Seth Socolow and I am the Executive Director of San Franciscans for Sports and Recreation, a non-profit corporation, and the appellant for Appeal #21-098, regarding 88 Bluxome that was granted by the Board of Appeals last Wednesday, December 8th. It is my understanding that the written decision for this case will be issued on Tuesday, December 21st (assuming that neither the Planning Department nor the property owner request a rehearing).

Assuming that you do receive the written decision from the Board of Appeals on December 21st, can you please give me some guidance as to on which Thursday you expect to take up this matter within the Planning Commission's regular meeting?

Thank you for your time and attention and best regards,  
Seth Socolow, Executive Director  
San Franciscans for Sports and Recreation  
[seth@sffsr.org](mailto:seth@sffsr.org)  
(415) 425-7671 (mobile)

**From:** [Neil Shah](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [CPC-Commissions Secretary](#); [Foster, Nicholas \(CPC\)](#)  
**Subject:** Sending my support of 850 Bush  
**Date:** Tuesday, December 14, 2021 3:21:08 PM

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Members of the SF Planning Commission,

My name is Neil and I live at 2458 Polk Street and I wanted to email to send my support of this project at 850 Bush. Building more housing in San Francisco is critical and this project to redevelop a single story building for more housing is an easy win for the city. I hope you will support the project.

Thank you,  
Neil

**From:** [Corey Smith](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Foster, Nicholas \(CPC\)](#); [Michael](#); [Todd David](#); [Laura Clark](#); [CPC-Commissions Secretary](#)  
**Subject:** Petition Signers Supporting 850 Bush Street  
**Date:** Tuesday, December 14, 2021 3:09:08 PM  
**Attachments:** [850 Bush Street Petition Signers 12.14.2021.xlsx](#)

---

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

Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and YIMBY Action, please see the attached document with [petition signers in support of the 850 Bush Street proposal](#). Please note that the majority of signers have indicated they live near the proposed project (based on zip code).

Please let me know if you have any questions.

Respectfully,  
Corey Smith  
Deputy Director, HAC

--

**Corey Smith** 陈锐 | Pronouns: He/Him

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



Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)

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



| <b>First name</b> | <b>Last name</b> | <b>Email</b>                     | <b>Zip code</b> |
|-------------------|------------------|----------------------------------|-----------------|
| Davey             | Kim              | daveymkim@hotmail.com            | 94109           |
| Gail              | GILMAN           | gail_gilman@yahoo.com            | 94134           |
| Trey              | Matkin           | piton.pines0l@icloud.com         | 94102           |
| James             | Morrill          | jamesm.morrill@gmail.com         | 94121           |
| Stephen           | Bartlett-Ré      | revsbr2@gmail.com                | 94109           |
| Baron             | Willeford        | baron.willeford@gmail.com        | 94102           |
| Jordan            | Cazamias         | jacazamias@gmail.com             | 94109           |
| José Pablo        | Gonzalez         | josepablog@gmail.com             | 94109           |
| David             | Fong             | fongdavidm@gmail.com             | 98102           |
| Laimonas          | Turauskas        | laimiux@gmail.com                | 94109           |
| Alexander         | Zucker           | alexanderpearsonzucker@gmail.com | 94123           |
| Matthew           | Stachler         | matthew.stachler@gmail.com       | 94109           |
| Joseph            | Catrambone       | jo.jcat@gmail.com                | 94109           |
| Shahid            | Sultan           | sultanbiotechsf@gmail.com        | 94103           |
| Carolyn           | Chatham          | cipress@gmail.com                | 94102-5617      |
| Tobias            | Wacker           | tobiaswacker@gmail.com           | 94110           |
| EVERETT           | YOUNG            | everett.b.young@gmail.com        | 94103           |
| John              | Stokes           | johnstokes1@mac.com              | 94131           |
| Franco            | Sasieta          | franco.sasieta@gmail.com         | 94102           |
| Marcia            | Silver           | m.sil@mindspring.com             | 94117           |
| Lizzie            | Siegle           | lizzie.siegle@gmail.com          | 94108           |
| Kevin             | Samples          | kevin.samples@gmail.com          | 94108           |
| Chris             | Gembinski        | chrisgembinski@yahoo.com         | 94109           |

|          |           |                                  |       |
|----------|-----------|----------------------------------|-------|
| Dana     | Beuschel  | dana.beuschel@gmail.com          | 94109 |
| Raul     | Maldonado | rmaldonadocloud@gmail.com        | 94132 |
| henry    | milich    | henrymilic@yahoo.com             | 94109 |
| SHAOCHEN | HUANG     | ifwonderland@gmail.com           | 94102 |
| ROY      | TWERSKY   | roytwersky@gmail.com             | 94114 |
| Hinh     | Tran      | hinh.d.tran@gmail.com            | 94102 |
| Julie    | Heinzler  | julie@martinbuilding.com         | 94109 |
| Robert   | Durcanin  | durcanin@gmail.com               | 94109 |
| Julio    | Buendia   | jbuendia829@gmail.com            | 94109 |
| Kristen  | Webb      | kristenswebb@gmail.com           | 94109 |
| Patrick  | McNerney  | pmcnerney@martinbuilding.com     | 94920 |
| Sam      | Carlen    | samcarlen16@gmail.com            | 94109 |
| joy      | ou        | joy@l37partners.com              | 94102 |
| Corey    | Smith     | corey@sfhac.org                  | 94103 |
| Daniela  | Ades      | dades@greenbelt.org              | 94109 |
| Charles  | Carriere  | charlie.carriere@gmail.com       | 94109 |
| Nathan   | Theobald  | naththeo@me.com                  | 94108 |
| Mark     | MacDonald | mmacdona1@gmail.com              | 94107 |
| Jack     | O'Reilly  | jack.m.oreilly@gmail.com         | 94109 |
| Jonathan | Pearlman  | jonathan@elevationarchitects.com | 94109 |
| Luis     | Cuadra    | cuadra.luis0@gmail.com           | 94109 |
| Karen    | Wong      | cloudsrest789@gmail.com          | 94108 |
| Townsend | Walker    | townsend@townsendwalker.cmo      | 94109 |
| Matt     | Babcock   | mbabcock05@gmail.com             | 94109 |
| Neil     | Shah      | neilpshah@gmail.com              | 94105 |
| Steve    | Naventi   | snaventi@hotmail.com             | 94102 |
| Isaac    | Sparling  | isaac.sparling@gmail.com         | 94108 |
| Andrew   | Day       | aday.nu@gmail.com                | 94115 |
| Edward   | Giordano  | edwardgiordano@gmail.com         | 94611 |

## Comments

As a Nob Hill Resident, I think we should approve sensible projects like these, especially as 3 of them are affordable units!

I support this needed additional housing moving forward.

I support this project. We need more housing of all kinds in this city ... from homeless shelters to market-rate and affordable units.

Mixed use, mixed income, bike instead of car parking. This project has everything! Keep pushing for more housing!

More affordable housing is desperately needed in San Francisco. The site at 850 Bush would be a wonderful addition to housing near public transit.

More housing please!

More supportive and BMR housing is the biggest thing SF needs right now—please consider this proposal!

Please build more housing in the cuty

Please support this project. Seattle needs more housing.

Replacing a parking lot with homes is a great idea!

We need more housing in San Francisco. Please support and approve this project!

Wish the proposal would include parking but otherwise I support more housing in the area.

Would love to see new housing projects in the area. Would help to alleviate some of the market pressures.

Yes please

## Timestamp (EST)

2021-12-09 19:53:19 EST

2021-12-14 15:50:42 EST

2021-12-13 16:27:38 EST

2021-12-13 15:48:54 EST

2021-12-09 19:01:01 EST

2021-12-09 18:32:09 EST

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2021-12-13 15:22:16 EST

2021-12-09 18:04:53 EST

2021-12-12 19:23:55 EST

2021-12-09 18:10:16 EST

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2021-12-09 18:53:10 EST

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2021-12-14 15:23:37 EST

2021-12-14 12:05:27 EST

2021-12-14 11:05:02 EST

2021-12-14 11:04:33 EST

2021-12-14 02:08:14 EST

2021-12-13 23:27:32 EST

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2021-12-09 18:41:59 EST  
2021-12-09 18:27:47 EST  
2021-12-09 18:25:30 EST  
2021-12-09 18:03:45 EST  
2021-12-09 16:32:34 EST  
2021-12-09 16:11:25 EST

**From:** [Sandra Kwak](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Opposition to Luxury Home 628 Shotwell  
**Date:** Tuesday, December 14, 2021 3:02:18 PM

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Dear San Francisco Planning Commission Members and Staff,

I am a neighbor, just a few blocks from 628 Shotwell with residence at 403 Fair Oaks St. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again, or for another use that will benefit disadvantaged community members. At the very least, it should be affordable housing or an apartment building, not a luxury home.

Please consider more multi-family zoning and a vacancy tax in San Francisco.

Thank you,  
Sandra Kwak

**From:** [patricia](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell  
**Date:** Tuesday, December 14, 2021 2:36:07 PM

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Dear members and staff of the San Francisco Planning Commission,

I am a native San Franciscan, a renter, and my children and grandchildren live just a few blocks from 628 Shotwell. I strongly oppose the plan to convert that property into a single-family home.

I know that this property was last a Board and Care facility housing disabled people. It should *never* convert to a single-family luxury home.

We should rebuild this to continue to house disable people. If there is an alternative, it should be rebuilt as apartments which would benefit our working families and schoolchildren.

Thank you very much,

Patricia de Larios

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de Larios Peyton Investigations  
PO Box 330291  
San Francisco, CA 94133  
510-915-4358

[delariospeytoninvestigations.com](http://delariospeytoninvestigations.com)

**From:** [Lewis Rawlings](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Jacque Patton](#); [Scott Kimball](#); [jeff.giaquinto@gmail.com](mailto:jeff.giaquinto@gmail.com)  
**Subject:** Proposed construction at 628 Shotwell  
**Date:** Tuesday, December 14, 2021 2:20:27 PM

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Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few doors down from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home. In a house crisis as extreme as we are experiencing in San Francisco we need to use land in a way that benefits the many rather than the few.

Thank you,  
Lewis Rawlings  
610 Shotwell St.

**From:** [Luca Nelson](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell St Property Comment  
**Date:** Tuesday, December 14, 2021 2:12:13 PM

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Dear members and staff of the San Francisco Planning Commission,

I am a community member living a few blocks away from 628 Shotwell St. I write to you to strongly oppose the plan to convert said property into a single-family home.

This property was previously a Board and Care facility housing disabled people. It should be rebuilt again for the same purpose -- or for some other use that will benefit our community, not just property owners. At the very least, it should be an affordable apartment building, not just a luxury home which will raise the median rent in an area where many are already struggling to make ends meet due to the steadily rising housing prices.

Thank you,

Luca Nelson  
Paralegal, community member



**From:** [Fred Sherburn Zimmer](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell  
**Date:** Tuesday, December 14, 2021 2:02:54 PM

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Dear members and staff of the San Francisco Planning Commission,

I am writing on behalf of Housing Rights Committee of SF to object to the conversion of 628 Shotwell into a single-family home.

This property was last a Board and Care facility housing disabled people. In San Francisco with its severe housing shortage, we should never be converting apartments into mansions, but for us to lose a facility that has been a board and care home is horrifying. To allow this conversion we would be rewarding building owners for fires and encouraging speculation as well as furthering the shortage of board and care homes in the city.

Thank you,

Sarah "fred" Sherburn-Zimmer  
Director  
Housing Rights Committee of SF  
1663 Mission St #504  
San Francisco, CA 94103

**From:** [Rachel Stober](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell (agenda item #17) - SF Planning Commission Discretionary Review  
**Date:** Tuesday, December 14, 2021 1:56:28 PM

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Dear members and staff of the San Francisco Planning Commission,

My name is Rachel Stober and I live at 1064 Florida St., just a few blocks from 628 Shotwell. I grew up in the Bay Area and currently do social work here in the city with tenants (most of whom are disabled) who are facing eviction. I'm writing to express my opposition to the plan to convert the property at 628 Shotwell, which used to be a Board and Care facility housing disabled people, into a single-family home. It is almost impossible to exist as a disabled person here in San Francisco, and this re-zoning / conversion represents an important opportunity to choose between new development for wealthy investors, and stable affordable housing (or any other use that will benefit our community.) At the very least, it should be an apartment building, not just a luxury home. I urge you not to let this developer skirt the law Breed passed in 2019 to try and preserve this type of housing, and instead ask that you stand with the community and do your part to help us advocate for creating more homes for vulnerable folks here on Shotwell St.

Thank you,  
Rachel Stober  
1064 Florida St.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Sue Hestor](#); [Asbagh, Claudine \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Lynch, Laura \(CPC\)](#)  
**Subject:** RE: 425 Broadway - Entire submission to Planning Comm for 12/16?  
**Date:** Tuesday, December 14, 2021 1:09:19 PM

---

Ms. Hestor,

The letter from Mr. Vettel is included in the [Pre-hearing correspondence](#) under December 2<sup>nd</sup> supporting page.

Our office includes all letters received up to the hearing for the week of in the pre-hearing link.

**Thank you,**  
**Chan Son, Executive Secretary**  
**Record Request**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Sue Hestor <hestor@earthlink.net>  
**Sent:** Monday, December 13, 2021 2:59 PM  
**To:** Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Lynch, Laura (CPC) <laura.lynch@sfgov.org>  
**Subject:** 425 Broadway - Entire submission to Planning Comm for 12/16?

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at a minimum there is **Mr. Vettel's submission of 11/22/21 to President Koppel** which lists as cc 6 other Planning Commissioners, Commission Secretary, Claudine Asbagh, Sup Peskin, Stan Hayes of THD, Maggie Dong of Chinatown Neighborhood Development Commission (sic), sponsor Montgomery Place LLC, and project architect Ian Birchall & Associates.

The packet includes Ms. Dong's letter which states that she did NOT receive Vettel's letter, but she got it from Sup Peskin. Is it not posted because 11/22/21 Vettel letter was **NOT** transmitted to others, besides Ms. Dong, listed as cc?

There is **zero** communications from Chinatown organizations or individuals, or from residents of New Rex Hotel SRO at 401 Broadway?

Sue Hestor

On 12/13/2021 2:31 PM, Asbagh, Claudine (CPC) wrote:

Hi Sue,

There isn't any other item in the packet. What you listed is what was included in the

staff report posted on Thursday of last week.  
I'm unaware of any other correspondence.

**Claudine Asbagh, Principal Planner  
Northeast Quadrant/Current Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7329 | <https://avanan.url-protection.com/v1/url?o=www.sfplanning.org&q=ZjFkNmU1MwY5YjJmZTBiOQ==&h=MGI0MzkzMmE2NmY3YzU1MTFmNzJkMzAxMjdhYmE2MzAzOTExY2RhNDBjMjhhZGY2YTBlOTRiYjEzZTY5YTM0ZA==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjAwM2M0NGU0MWFhZDJlOTBhMDI4OWFjOWRiOTIhOTlmOnYxOnQ=San Francisco Property Information Map>

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>  
**Sent:** Monday, December 13, 2021 12:38 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Lynch, Laura (CPC) <[laura.lynn@sfgov.org](mailto:laura.lynn@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Subject:** 425 Broadway - Entire submission to Planning Comm for 12/16?

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

What is the entire submission to Planning Commission on 12/16 hearing on 425 Broadway?

**425 Broadway Staff packet includes**

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit G - Project Sponsor Brief - 9/28/21 Steve Vettel to Joel Koppel - at p 95
- Exhibit H – Inclusionary Affordable Housing Affidavit
- Exhibit I – Anti-Discriminatory Housing Affidavit
- Exhibit K – First Source Hiring Affidavit

Correspondence -

11/2/21 - Chinatown Community Development (Maggie Dong) to Joel Koppel letter - at p 130

12/1/21 - email from Theresa Flandrich (North Beach Tenants Committee) to Joel Koppel w/map of Ellis Act Evictions - at p

132

11/2/21 - Telegraph Hill Dwellers (Stan Hayes) to Joel Koppel letter - Opposition to project with map of SROs at Montgomery/Broadway, Photos of SRO on 4 corners of intersection, section showing extent of office space proposed, rendering showing building heights - at p 134

I believe there has been at least one other submission by Mr. Vettel on behalf of project sponsor which went **directly** to Planning Commissioners. This project uses State Density Bonus provisions.

**Are there other submissions by organizations on behalf of or individual tenants in the SRO at 401 Broadway that is surrounded by proposed project?**

**Are there other submissions on 425 Broadway which have gone directly to Planning Commissioners? Specifically has there been any submission to explain why project sponsor did NO outreach to organizations in adjacent Chinatown zoning district (only North Beach and Telegraph Hill) and NO outreach to the low income residents of the SRO at 401 Broadway.**

**Nothing** has been posted under **Pre-Hearing Correspondence** for 12/16/21 regarding **425 Broadway**.

Please (a) send me any additional correspondence that has already gone directly to Planning Commissioners on proposed project at 425 Broadway, (b) immediately post that correspondence on Department website for 12/16 hearing.

Thank you.

Sue Hestor

**From:** [Lynch, Laura \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#); [Sue Hestor](#); [CPC-Commissions Secretary](#)  
**Subject:** RE: 425 Broadway - Entire submission to Planning Comm for 12/16?  
**Date:** Monday, December 13, 2021 2:39:33 PM  
**Attachments:** [Broadway Developer Ignores Chinese-speaking residents of adjacent SRO - 48 Hills.msg](#)

---

Ms. Hestor,

Aside from the emails that you sent, there is only one email that came in about an hour ago. Please see attached. The webpage will be updated tomorrow.

Thank you,  
Laura

---

**From:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Sent:** Monday, December 13, 2021 2:32 PM  
**To:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Subject:** RE: 425 Broadway - Entire submission to Planning Comm for 12/16?

Hi Sue,

There isn't any other item in the packet. What you listed is what was included in the staff report posted on Thursday of last week.  
I'm unaware of any other correspondence.

**Claudine Asbagh, Principal Planner**  
**Northeast Quadrant/Current Planning**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7329 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>  
**Sent:** Monday, December 13, 2021 12:38 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Subject:** 425 Broadway - Entire submission to Planning Comm for 12/16?

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

What is the entire submission to Planning Commission on 12/16 hearing on 425 Broadway?

**425 Broadway Staff packet includes**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit G - Project Sponsor Brief - 9/28/21 Steve Vettel to Joel Koppel - at p 95  
Exhibit H – Inclusionary Affordable Housing Affidavit  
Exhibit I – Anti-Discriminatory Housing Affidavit  
Exhibit K – First Source Hiring Affidavit

Correspondence -

11/2/21 - Chinatown Community Development (Maggie Dong) to Joel Koppel letter - at p 130

12/1/21 - email from Theresa Flandrich (North Beach Tenants Committee) to Joel Koppel w/map of Ellis Act Evictions - at p 132

11/2/21 - Telegraph Hill Dwellers (Stan Hayes) to Joel Koppel letter - Opposition to project with map of SROs at Montgomery/Broadway, Photos of SRO on 4 corners of intersection, section showing extent of office space proposed, rendering showing building heights - at p 134

I believe there has been at least one other submission by Mr. Vettel on behalf of project sponsor which went **directly** to Planning Commissioners. This project uses State Density Bonus provisions.

**Are there other submissions by organizations on behalf of or individual tenants in the SRO at 401 Broadway that is surrounded by proposed project?**

**Are there other submissions on 425 Broadway which have gone directly to Planning Commissioners? Specifically has there been any submission to explain why project sponsor did NO outreach to organizations in adjacent Chinatown zoning district (only North Beach and Telegraph Hill) and NO outreach to the low income residents of the SRO at 401 Broadway.**

**Nothing** has been posted under **Pre-Hearing Correspondence** for 12/16/21 regarding **425 Broadway**.

Please (a) send me any additional correspondence that has already gone directly to Planning Commissioners on proposed project at 425 Broadway, (b) immediately post that correspondence on Department website for 12/16 hearing.

Thank you.

Sue Hestor



**From:** [Brittany Henry](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [CPC-Commissions Secretary](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** Re: (628 Shotwell Development) Help us fight gentrification on Shotwell Street  
**Date:** Tuesday, December 14, 2021 12:57:18 PM

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**Addendum to my previous email: (my current address included below)**

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home. As a Bay Area born African American resident, I have watched communities of color and other self identified marginalized communities disappear, especially here in San Francisco. It deeply disturbs me that I don't see older or disabled populations of color being able to reside here in the city. What does this mean for me as I grow older? Will San Francisco not be a place I can realistically call home, if I am not amongst the most affluent in the city?

Please lend your support in helping to sustain our community. Diversity should not be a luxury but a priority.

Thank you,  
Brittany Henry

*45 Wright Street Unit B, San Francisco, CA, 94110*

On Tue, Dec 14, 2021 at 10:52 AM Brittany Henry <[brittanyjmhenry@gmail.com](mailto:brittanyjmhenry@gmail.com)> wrote:

Dear members and staff of the San Francisco Planning Commission,

I am a neighbor, just a few blocks from 628 Shotwell. I oppose the plan to convert that property into a single-family home.

This property was last a Board and Care facility housing disabled people. It should be rebuilt as that again -- or any other use that will benefit our community. At the very least, it should be an apartment building, not just a luxury home. As a Bay Area born African American resident, I have watched communities of color and other self identified marginalized communities disappear, especially here in San Francisco. It deeply disturbs me that I don't see older or disabled populations of color being able to reside here in the

city. What does this mean for me as I grow older? Will San Francisco not be a place I can realistically call home, if I am not amongst the most affluent in the city?

Please lend your support in helping to sustain our community. Diversity should not be a luxury but a priority.

Thank you,  
Brittany Henry

**From:** [Mary Delgado Garcia](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Mary Delgado Garcia](#)  
**Subject:** Re: 628 Shotwell St.  
**Date:** Tuesday, December 14, 2021 12:35:12 PM

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

Dear San Francisco Planning Commission members and staff,

I deeply oppose the proposed plan to convert 628 Shotwell St. into a single-family home. I am a Latina neighbor living in the community, and I know that this property was previously a Board and Care facility housing disabled people. My neighbors and I agree that this property should remain a building that will benefit the community rather than be turned into a luxury home. It should be rebuilt as a Board and Care facility or, at the very least, be turned into an apartment building.

Thank you,

Mary Delgado García  
1340 Sanchez St. Apt. #1  
San Francisco, Ca 94131  
delgadogarciamary@gmail.com

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**From:** Mary Delgado Garcia  
**Sent:** Tuesday, December 14, 2021 12:21 PM  
**To:** joel.koppel@sfgov.org <joel.koppel@sfgov.org>; kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>; deland.chan@sfgov.org <deland.chan@sfgov.org>; sue.diamond@sfgov.org <sue.diamond@sfgov.org>; frank.fung@sfgov.org <frank.fung@sfgov.org>; theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>; Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>; jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>; commissions.secretary@sfgov.org <commissions.secretary@sfgov.org>  
**Cc:** Mary Delgado Garcia <delgadogarciamary@gmail.com>  
**Subject:** 628 Shotwell St.

Dear San Francisco Planning Commission members and staff,

I deeply oppose the proposed plan to convert 628 Shotwell St. into a single-family home. I am a Latina neighbor living in the community, and I know that this property was previously a Board and Care facility housing disabled people. My neighbors and I agree that this property should remain a building that will benefit the community rather than be turned into a luxury home. It should be rebuilt as a Board and Care facility or, at the very least, be turned into an apartment building.

Thank you,

Mary Delgado García  
delgadoarciamary@gmail.com

**From:** [Marchal Silver](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Planning Commission Hearing: 850 Bush Street (PREFERRED VERSION) A Letter of Protest  
**Date:** Tuesday, December 14, 2021 11:38:52 AM

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

Dear Commissioners,

My name is M. Sean Silver. I'm a published author who works out of his home at 860 Bush Street. I'm also a long-term AIDS survivor since 1988. I'm writing the SF Planning Commission to protest the proposed project at 850 Bush Street. In this case, I'm writing to protest a seven-story condo going up a few feet from my east wall and all the related noise and dirt it will bring. Eighteen luxury units and three affordable housing dwellings—yes, ladies and gentlemen, that's what this city needs, more housing for the rich, more penthouses with a panoramic view. Pardon my sarcasm. It's born of frustration and despair. I have been resisting this project for the past six or seven years and, a reliable source tells me that it's going to pass. I also drove a cab in this town for thirty-six years. This so-called hearing, these charades of fair-play and justice for all, have steeled me against policy coming out of City Hall, very little of which helps the lot of the Common Man. So let's say I'm used to fighting the good fight and, for all my efforts, I'm used to your perennial deaf ear.

Such as it is, I would like to share with you the most recent history of my letters of protest. On 2/22/21 and again on 3/22/21, I emailed my complaints to Mr. Nicholas Foster. He

acknowledged receiving my email and said he would publish my objections as part of the literature attached to this project. Having never seen evidence of this, I assume he made good on his word.

On 5/11/21, I filed my protests with the new project manager, Mr. Don Lewis. He never replied to my email. On 5/31/21, I again listed my objections to this project with Mr. Lewis. This time I enclosed in the email a photograph of three large trucks blocking two lanes of traffic as they made their deliveries.

In summary, my argument to both gentlemen was this: The heavy equipment used in this construction project will create nightmare traffic jams. Anyone familiar with the traffic flow in San Francisco knows that Bush Street is a vital eastbound route leading into the financial district, Union Square and North Beach. It is also a major artery for commuters using the Bay Bridge. Six days a week, large trucks make deliveries to restaurants, boutique hotels, and the grocery store in the 800 block of Bush Street. In addition, couriers, such as Amazon, UPS... need space to park and double-park. By putting a crane in the middle of the street, you are guaranteeing gridlock on the scale of the Chinese New Year's parade every day on Bush Street.

Perhaps, the city hasn't considered this. If they have and are still willing to green-light this project, then the citizens of this once-proud city should hold them accountable for such deliberate negligence. Every vote in favor of this project should be made known at election time.

Okay, now that we've put logic and good-sense part of this behind us, let's get to the emotional core of the issue. Let's talk

about how this construction project will impact me.

I'm a seventy-one-year-old man living with AIDS and professionally diagnosed with severe clinical depression. 860 Bush Street has been my home since November of 1979. I live a simple, disciplined life. I prepare my meals at home. Have you ever tried cooking with all the windows closed? Dirt, toxic dust, and all kinds of ugly things will get into the apartment no matter how tightly the windows are closed, but to avoid the chaos and sheer filth, I'll have to have my windows closed throughout the workday.

My apartment has served as my sanctuary while I fought several long-pitched battles with AIDS. I almost died twice from this disease. Rest and sleep play a vital part in recovering and maintaining good health. When the construction starts, the noise level will be unbearable. Surely you must be familiar with Maslow's hierarchy of needs. Seen through my eyes this project poses an existential threat to my survival. And let me also mention, that an eighty-five-year-old friend of mine, who lives two floors above me in the same unit will probably not survive this assault on her nervous system.

This city needs to know these things. The decision-makers need to know these things. People in power need to act responsibly and with compassion. And if they don't, the universe with its law of karma will surely do the math. Thank you.

Regards,

M.Sean Silver





**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES  
**Date:** Tuesday, December 14, 2021 3:54:01 PM  
**Attachments:** [12.14.2021 EMS Supplemental.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, December 14, 2021 at 3:38 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES

**FOR IMMEDIATE RELEASE:**  
Tuesday, December 14, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES  
FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES  
STAFFING SHORTAGES**

*Mid-year budget supplemental will provide \$2.5 million to add 50 new paramedics to fill staffing shortages*

**San Francisco, CA** — The Board of Supervisors voted unanimously today to approve a mid-year budget supplemental introduced by Mayor London N. Breed and Supervisor Ahsha Safai to address critical staffing shortages in the City's Emergency Medical Services (EMS) division. The supplemental allocates \$2.5 million for the San Francisco Fire Department (SFFD) to hire and train 50 new EMTs and paramedics.

“If we are going to continue to meet the emergency needs of our growing City, we must invest in the necessary staffing and infrastructure to close any gaps in public safety,” said Mayor Breed. “This critical investment will ensure that our EMS workers can quickly respond to every person that is in need, while also easing the workloads of those that have committed their careers to serving San Franciscans.”

The approved supplemental comes after an analysis conducted by the Mayor's Office, City Controller, Fire Department, and Department of Emergency Management, which found a growing trend where City ambulances were not available to assign to emergency calls due in

part to staffing shortages. Identifying the gaps in public safety, the final adopted FY 2021-22 and FY 2022-23 Budget included funding to hire 10 new paramedics. Today's supplemental builds on this investment, bringing the total number of new paramedics to 60. SFFD currently employs approximately 200 EMS workers.

“Public safety of our residents has to be a number 1 priority for San Francisco,” said Supervisor Ahsha Safaí. “For too long, our Fire Department Paramedics have been overworked, understaffed, and underappreciated. Over the past year, I have worked with the Fire Chief and her team, the Department of Public Health, the Mayor’s Office, and Firefighters Union Local 798 to address these issues. Today’s supplemental will add 50 new paramedics over the next 6 months and help us address the challenges for paramedics in a proactive way. Now our residents can rest better.”

“Despite a 16% increase in call volume since 2015, new ambulance personnel have not increased to meet this demand. Adding 60 new ambulance members will help ensure the timely response and ambulance availability required by local and state regulations, as well as provide much needed relief to our current EMTs and paramedics who have worked tirelessly throughout the pandemic,” said Fire Chief Jeanine Nicholson.

The supplemental will allocate \$2.5 million to begin training paramedics in the Spring of 2022. Once training is complete, the new paramedics are expected to start responding to emergency calls in July, 2022.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Morewitz, Mark \(DPH\)](#)  
**Subject:** Re: CPC & Health Joint - Notice of CANCELLATION  
**Date:** Tuesday, December 14, 2021 3:21:36 PM  
**Attachments:** [20211216\\_jnthealth\\_cancel.docx](#)  
[20211216\\_jnthealth\\_cancel\[1\].pdf](#)

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

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

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**From:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Date:** Tuesday, December 14, 2021 at 3:21 PM  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>, "YANG, AUSTIN (CAT)" <Austin.Yang@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>, Mark Morewitz <mark.morewitz@sfdph.org>  
**Subject:** CPC & Health Joint - Notice of CANCELLATION

Commissioners,

Please be advised that the Joint hearing with the Health Commission scheduled for this Thursday, is hereby Canceled and Continued to January 20, 2022.

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2021-011130PCA / Board File No. 211092] - Automotive Uses; Housing Density  
**Date:** Tuesday, December 14, 2021 8:42:55 AM

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

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

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**From:** Joseph Smooke <josephsmooke@gmail.com>

**Date:** Thursday, December 9, 2021 at 11:15 AM

**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, Zachary Weisenburger <zweisenburger@ycdjobs.org>, ErickCalle24 <erick@calle24sf.org>, Larisa and Kelly <design@factory1.com>

**Subject:** Case No. 2021-011130PCA / Board File No. 211092] - Automotive Uses; Housing Density

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

Re: Case No. 2021-011130PCA / Board File No. 211092] - Automotive Uses; Housing Density

Commission President Koppel and Commissioners:

We hereby submit the below comment regarding the subject legislation and recommend various changes to mitigate impacts to San Francisco's workforce and enhance its equitable application to City's vulnerable communities and future residents.

**Any Density Bonus should be accompanied with mandatory Rent Control and/or On-Site Affordability.**

The core premise of the Mayor's legislation is to principally permit residential developments on sites with existing Automotive Uses and to provide enhanced density on those eligible sites.

As an overarching comment, *any* financial assistance conferred upon an eligible project sponsor - including but not limited to density bonuses and any other waivers of Planning Code requirements - should render the entire resulting project subject to rent control. Specifically, resulting units should be subject to the limits on annual rent increase set forth in Chapter 37 of the San Francisco Administrative Code (the “Rent Ordinance”).

This principle is a cornerstone of San Francisco’s local ADU Program, which provides a path to approval wherein project sponsors voluntarily enter into Costa Hawkins Regulatory Agreements in exchange for waivers from existing density limits and other Planning Code provisions.

We recommend that the Mayor’s legislation be modified to explicitly state that any density bonus is an *exception* to existing density limits, and may only be granted via a waiver of existing limits in exchange for a voluntary commitment to rent control.

We also recommend the following changes:

- Require that in exchange for any waiver of density limits or other Planning Code requirements, **a project’s inclusionary housing requirement must be satisfied with on-site affordable units.**
- **Prohibit the subdivision and separate sale (i.e., the “condo-ization”) of units** to ensure that they will be affordable to and help stabilize future generations of long-term tenants in San Francisco.
- **Implement unit size minimums and unit size caps, family-friendly unit mixes, and minimum density requirements.** Nothing in the Mayor’s proposal prevents the exploitation of streamlining for the unnecessary construction of large single family homes. As long as the market for large homes is robust, we should only be considering a streamlined path to approval for projects that implement affordable unit size caps, family-friendly unit mixes, and minimum density requirements. Similarly, minimum unit sizes will ensure that resulting units are habitable.
- **Prohibit group housing.** To ensure that resulting units are habitable for long-term residents, and to ensure the long-term stability of resulting communities, this proposal should be modified to prohibit sub-standard group housing.

### **We oppose the elimination of CU’s for the removal of Automotive Uses.**

The Mayor’s legislation would also remove Section 202.5 from the Code, thereby eliminating the Planning Commission’s ability to make findings with respect to the loss of vital blue-collar jobs in our communities. We urge the Commission to oppose this aspect of the legislation.

Automotive service and repair jobs and other blue-collar jobs associated with “Automotive Uses” are essential to the livelihoods of families across San Francisco. Among other findings, the Conditional Use requirement set forth in Section 202.5

requires the Planning Commission to find that the elimination of these blue-collar jobs is “necessary and desirable.” Section 202.5 also expressly requires the Commission to consider the number of units - and affordable units - in replacement residential projects. Requiring the Commission to make these determinations is essential to the integrity of resulting projects and to the autonomy and self-determination of a necessary sector of our City’s workforce.

Planning’s Staff Report states that the Commission already sees very few of these CU’s. If the Commission seeks to make recommendations based on the “tradeoffs” that result from the loss of blue-collar jobs - a premise that fundamentally devalues the importance of these jobs to our communities - we argue that the “downside” of having that discussion in the context of a public hearing is minor.

We also recommend the following changes:

- **Eliminate the 10-year look-back for Legacy Businesses.** Any Legacy Business, including those that are eligible but have not yet been processed for inclusion on the Legacy Business Registry, should be ineligible for enhanced real estate speculation.
- **Distinguish between sub-categories of “Automotive Use.”** The Planning Code definition of “Automotive Use” includes 14 different use types. The Commission should at least distinguish between uses that are more likely to employ blue-collar workers - like automotive repair and gas station convenience stores - from uses that are more likely to be automated, like surface parking lots or parking structures.
- **Expand Section 202.5 findings to include workforce analysis.** In addition to the many findings set forth in Planning Code Section 202.5, the Commission should also consider the impact to the workforce and related communities when automotive repair and other workforce-intensive uses are the subject of potential conversion.
- **Require replacement PDR space.** In 2016, voters overwhelmingly approved of Prop X, which required developers to provide space to replace any Production, Distribution and Repair spaces that were destroyed or disrupted by a development project within the Mission and South of Market neighborhoods. This measure should be modified to require comparable replacement for any resulting loss of space with the intent of ensuring that these jobs remain in San Francisco.

**Objection to “Cars to Casas” short-title.**

As a general statement, we object to the rhetorically weighted and insensitive reference to this legislation as “Cars to Casas.” Given that many of the jobs associated with Automotive Uses are held by members of the Latino community in San Francisco, the use of a Spanish-language short-title to refer to a measure that threatens their livelihoods is insensitive and inappropriate.

Regardless, there is no reason why Planning Staff should rely on rhetorical shorthand in the context of a report that strives for objective analysis.

Sincerely,

Calle 24 Latino Cultural District  
United to Save the Mission  
Young Community Developers

--

co-founder [People Power Media](#)  
[josephsmooke.photoshelter.com/archive](http://josephsmooke.photoshelter.com/archive)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** CPC & Health Joint - Canceled  
**Date:** Monday, December 13, 2021 3:29:05 PM

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Commissioners,

Please be advised that the Health Commission has lost its quorum.

Therefore, a formal cancellation notice will be issued as soon as we can agree on a continuance date.

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

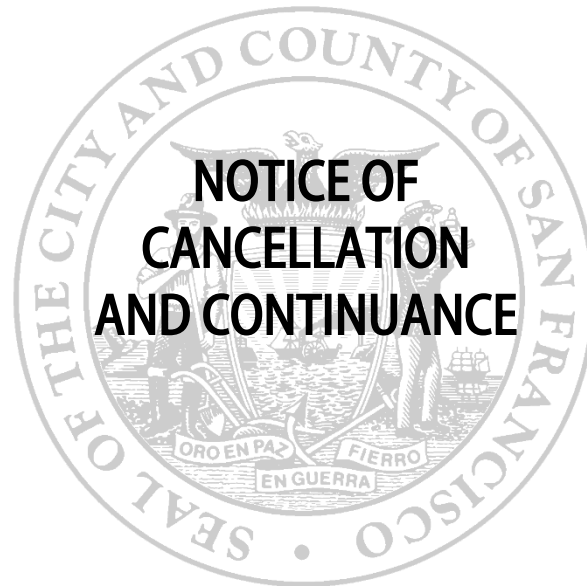
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)



**SAN FRANCISCO  
PLANNING COMMISSION  
AND  
HEALTH COMMISSION**



**NOTICE OF  
CANCELLATION  
AND CONTINUANCE**

**Thursday,  
December 16, 2021  
Joint Hearing**

**NOTICE IS HEREBY GIVEN** that the **Thursday, December 16, 2021** San Francisco Planning Commission and Health Commission Joint Hearing has been canceled. The **Thursday, December 16, 2021 Regular Meeting** of the Planning Commission is still scheduled to occur.

**Commissioners:**

Joel Koppel, President  
Kathrin Moore, Vice President  
Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

**Commission Secretary:**

Jonas P. Ionin

**Hearing Materials are available at:**

[Planning Commission Packet and Correspondence](#)

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

**A. THE FOLLOWING ITEM SHALL BE CONTINUED TO THE DATE NOTED**

1. [2016-004775MCM](#) (E. PURL: 628-652-7529)  
CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) ANNUAL COMPLIANCE STATEMENTS – Joint **Informational Hearing** of the Planning and Health Commissions to review and comment on CPMC’s Annual Compliance Statements for 2019 and 2020 and the City’s Reports on CPMC’s Compliance Statements, in accordance with Section 8.2 of their Development Agreement with the City and County of San Francisco (Planning Department Case No. 2012.0403W; Ordinance No. 138-13). The 2019 and 2020 Compliance Statements and the City Reports are available for viewing on the Planning Department’s website (<http://sf-planning.org/cpmc-annual-compliance-statements>).  
*Preliminary Recommendation: None – Informational*  
**Continued to January 20, 2022**

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST BALLOT MEASURE  
**Date:** Monday, December 13, 2021 3:22:06 PM  
**Attachments:** [12.13.2021 Children First.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, December 13, 2021 at 3:21 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST BALLOT MEASURE

**FOR IMMEDIATE RELEASE:**  
Monday, December 13, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST  
BALLOT MEASURE**

*Charter Amendment for June ballot will create groundbreaking reform and accountability measures to better serve children and families*

**San Francisco, CA** — Mayor London N. Breed today announced a new Children First Ballot measure that will make San Francisco a national model for how cities can improve the well-being for children. The measure will reform how the City delivers services to children and create accountability measures to ensure the San Francisco School Board focuses on kids, not politics.

Children First will be introduced at the Board of Supervisors on Tuesday, December 14<sup>th</sup>, with the goal of being on the June 2022 ballot. It requires a majority vote by the Board to be placed on the ballot, with a deadline for that vote being in February 2022.

"This pandemic has really impacted our kids, but we have to be honest that we've been struggling to efficiently and effectively provide quality services to young people and their families for years," said Mayor Breed. "By streamlining how we deliver services, by bringing more collaboration and transparency to our programs, and by creating real accountability for City Departments and the School Board, we can make a transformative difference for our young people. This City showed what it can do during the pandemic when our schools were shut down and Departments and service providers moved mountains to create our Community

Learning Hubs program, which was stood up in a matter of weeks to serve over 3,000 kids who needed it the most. We've shown we can do better, so now is the time to make real and lasting change."

The Children First Ballot measure will focus on two key areas:

### **Consolidating City Services to Better Serve Families**

Children First will reform a system that too often consists of siloed City Departments and School District, lack of shared vision, disparate and inconsistent community engagement, no meaningful structure for collaboration, unstrategic resource allocation, and misaligned incentives.

To address this, Children First will form a Children's Agency to streamline how the City delivers funding and services from birth through transitional age youth, require one City Plan across all Departments for how it will serve youth and family, and bring a new level of transparency to the \$200 million dollars the City spends on children and youth services.

### **Focus on Effective Governance at the School Board Level**

Children First will create accountability by requiring the School Board to make serious changes in the way they operate — to govern and not micromanage — or they will lose access to millions of dollars provided annually by the City.

To achieve this, Children First will require the School Board to meet certain goals around strategy, fiscal oversight, separation of duties, community engagement, governance standards, professional development. The School Board will be required to submit an annual report to the Mayor and the Board of Supervisors showing that the key activities have been met.

"As a SFUSD parent, I felt abandoned by the school board last year. I had a problem with the Board focusing on political issues rather than the kids and getting them back into the classroom. It's time to move forward; this initiative will help the Board to do better for our kids," said SFUSD parent Chanel Blackwell.

"This will provide the reform and public accountability that parents have been calling for over the last few years, as we have struggled to be heard by the Board of Education. For too long, parents have felt left out of a process that only serves the loudest voices. This measure will change how they operate so they can stay focused on the needs of students and the quality of education for all San Francisco kids," said SFUSD parent Xiaoying Xu.

"I am happy to support this effort to rationalize San Francisco's delivery of services to children and their families," said District 8 Supervisor Rafael Mandelman. "As a former SF kid myself, I am excited to help pass the Children's Amendment, to ensure that our city puts children first."

"San Francisco voters have consistently directed the school district and city government to focus on the needs of children, but the structures that exist to serve the city's children are siloed and not always aligned," said Rachel Norton, Former SFUSD Board Member. "The proposed initiative streamlines all of the services and investments that San Francisco makes in its children, and makes clear that governance is the core responsibility of our school board - hiring and evaluating the Superintendent and focusing on student achievement, fiscal responsibility and community engagement."

"We at Boys & Girls Clubs of San Francisco are encouraged by Mayor Breed's announcement today and are thankful that the City is listening to youth serving nonprofits from across San Francisco," said Rob Connolly, President, Boys & Girls Clubs of San Francisco. "We believe that consolidating services for youth under one agency will greatly improve the effectiveness of the City and its nonprofit partners, and will make it easier for families and caregivers to navigate city-funded programs."

"This is a groundbreaking initiative that will bring much needed coordination to the many agencies and organizations serving kids in San Francisco," said Mario Paz, Executive Director, Good Samaritan Family Resource Center. "It will support the work of organizations like Good Samaritan Family Resource Center and allow us all to work together toward the same goals - helping families and children in this city."

###

**From:** [Pantoja, Gabriela \(CPC\)](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** RE: Conditional Use Authorization, 724 Head St. SF  
**Date:** Tuesday, December 14, 2021 10:19:48 AM

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Thanks!

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

**Note: I will be out of the office on November 11<sup>th</sup>, 19<sup>th</sup>, and November 23<sup>rd</sup> through December 5<sup>th</sup>**

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](#).

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**From:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Sent:** Tuesday, December 14, 2021 8:59 AM  
**To:** Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Subject:** FW: Conditional Use Authorization, 724 Head St. SF

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**From:** Frances Tolero <[fctolero@gmail.com](mailto:fctolero@gmail.com)>  
**Sent:** Monday, December 13, 2021 2:04 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Conditional Use Authorization, 724 Head St. SF

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

To: Planning Commission

Conditional Use Authorization:  
724 Head St., San Francisco  
Block / Lot : 6990 / 029  
Zoning District(s): RH-1 / 40-X  
Record No: 2021-003601CUA

Comments on the Conditional Use Authorization

Dear Planning Commission

My name is Frances C. Tolero, I live and own the property at 755 Head St. I have a few comments, concerns & questions regarding a single family residence of a total of six bedrooms.

1. What will be the use of this 6 bedroom residence? Large family, homeless residence, student rooms, senior residence, recovery / rehab residence.
2. Parking needs to be a consideration. Street parking is already an issue at times, especially after work hours and weekends. Will the property at 724 Head St have an expanded carport to accommodate vehicles.
3. How does a horizontal addition at the rear of this building comply with the Set Back regulations in backyards for this neighborhood? A neighbor wanted to do some remodeling in their backyard but there was Set Back compliance regulations that had them change their plans.

Thank you for your consideration of my comments and concerns; a response would be appreciated.

Regards,

Frances C. Tolero

**From:** [Galen Joseph](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** 628 Shotwell St  
**Date:** Monday, December 13, 2021 10:13:13 PM

---

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

Dear Members of the Planning Commission,

I'm writing to express my wishes that you deny the petition to change the use of 628 Shotwell from a Board and Care facility to a private residence. Board and Care facilities are desperately needed and in very short supply. New luxury homes in this neighborhood are not.

I have lived at (and owned) 646 Shotwell Street for over 15 years. During the time the Board and Care was operational, the residents were well cared for, and the property maintained. There is no need for a change in use, and it is immoral when there are so many San Franciscans in need of homes with the kind of support provided by Board and Care facilities.

Every single spot in a board and care residence will make a profound difference in the resident's life. One more luxury home in the mission won't help anyone but the developer who could just as easily invest in another property that won't require losing a valuable board and care facility.

Sincerely,  
Galen Joseph  
concerned neighbor  
646 Shotwell Street



**From:** [Foster, Nicholas \(CPC\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** FW: 850 Bush Additional Section Drawings  
**Date:** Monday, December 13, 2021 8:04:46 PM  
**Attachments:** [A4.1-SECTION A-A.pdf](#)  
[A4.2 SECTION B-B.pdf](#)

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Hello Commissioners:

Two section drawings were erroneously omitted from the issued plan set for the proposed project located at 850 Bush Street (on your calendar for this week's hearing). Sheets A4.1 and A4.2 were always in the original, full plan set on file with the Department.

The complete plan set (Exhibit B) can be found [here](#).

Best,

**Nicholas Foster, AICP, LEED GA, Senior Planner**

**Northeast Team, Current Planning Division**

San Francisco Planning

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

Direct: 628.652.7330 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** Michael Leavitt <michael@leavittarchitecture.com>  
**Sent:** Monday, December 13, 2021 8:24 AM  
**To:** Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
**Subject:** 850 Bush Additional Section Drawings

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

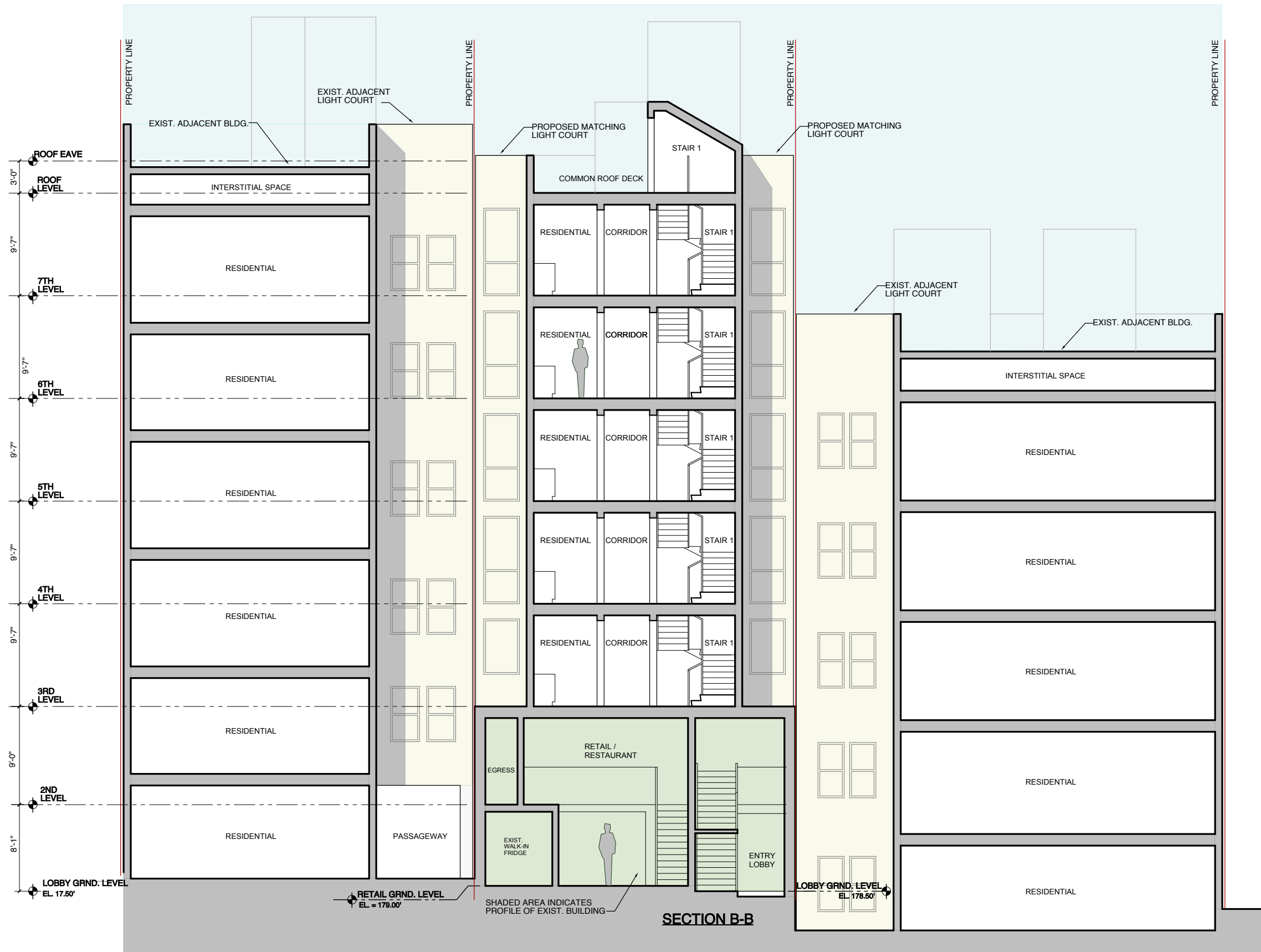
Hi Nicholas,

I was putting together the presentation slides this weekend and realized the set I sent for the Commissioners was missing the two section drawings (see attached). I don't know if it's too late to forward them to the Commissioners, either way they will be a part of the presentation. If you would prefer a link to a new, complete set let me know.

Thank you,  
Michael

**LEAVITT ARCHITECTURE INC.**  
MICHAEL LEAVITT AIA, LEED-AP  
1841 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
t 415.260.1975





**SECTION B-B**

**From:** [Michael Leavitt](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** 850 Bush Street Presentation -12/16/21  
**Date:** Monday, December 13, 2021 7:46:11 PM

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

Dear President Koppel,

I'm writing to confirm, as the architect presenting the project at 850 Bush Street this coming Thursday, that the allotted time for my presentation will be ten minutes as per information provided on the Planning website. I understand that this time allotment is occasionally shortened, and would like to respectfully request that if this were to occur, I could have up to seven minutes to present the project.

Thank you for your consideration.

Regards,  
Michael Leavitt

**LEAVITT ARCHITECTURE INC.**  
MICHAEL LEAVITT AIA, LEED-AP  
1841 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
t 415.260.1975

**From:** [Iris Biblowitz](#)  
**To:** [Imperial, Theresa \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Broadway Developer Ignores Chinese-speaking residents of adjacent SRO - 48 Hills  
**Date:** Monday, December 13, 2021 1:06:16 PM

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

<https://48hills.org/2021/12/broadway-developer-ignores-chinese-speaking-residents-of-adjacent-s>



## Broadway developer ignores Chinese-speaking residents of adjacent SRO - 48 hills

For almost four years, a developer has been working on plans to put a five-story building on Broadway, near Chinatown, with 42 housing units, six of them—14 percent—affordable. For almost four years, the developer has met with some neighborhood people and worked with Yimby Action and the Housing ...

48hills.org

Dear Planning Commissioners - You must know about this egregious situation. Did you sign off on this? I hope you can hold the developer accountable and get much more real affordable housing in there. How many neighborhoods and communities have to be devastated before the tsunami of gentrification and displacement in San Francisco will stop?

Thank you - Iris Biblowitz, RN, senior, long-time tenant in the Mission

**From:** [Sue Hestor](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [Lynch, Laura \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** 425 Broadway - Entire submission to Planning Comm for 12/16?  
**Date:** Sunday, December 12, 2021 5:51:11 PM

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

What is the entire submission to Planning Commission on 12/16 hearing on 425 Broadway?

### **425 Broadway Staff packet includes**

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit G - Project Sponsor Brief - 9/28/21 Steve Vettel to Joel Koppel - at p 95
- Exhibit H – Inclusionary Affordable Housing Affidavit
- Exhibit I – Anti-Discriminatory Housing Affidavit
- Exhibit K – First Source Hiring Affidavit

Correspondence -

11/2/21 - Chinatown Community Development (Maggie Dong) to Joel Koppel letter - at p 130

12/1/21 - email from Theresa Flandrich (North Beach Tenants Committee) to Joel Koppel w/map of Ellis Act Evictions - at p 132

11/2/21 - Telegraph Hill Dwellers (Stan Hayes) to Joel Koppel letter - Opposition to project with map of SROs at Montgomery/Broadway, Photos of SRO on 4 corners of intersection, section showing extent of office space proposed, rendering showing building heights - at p 134

I believe there has been at least one other submission by Mr. Vettel on behalf of project sponsor which went **directly** to Planning Commissioners. This project uses State Density Bonus provisions.

**Are there other submissions by organizations on behalf of or individual tenants in the SRO at 401 Broadway that is surrounded by proposed project?**

**Are there other submissions on 425 Broadway which have gone directly to Planning Commissioners? Specifically has there been any submission to explain why project sponsor did NO outreach to organizations in adjacent Chinatown zoning district (only North Beach and Telegraph Hill) and NO outreach to the low income residents of the SRO at 401 Broadway.**

**Nothing** has been posted under **Pre-Hearing Correspondence** for 12/16/21 regarding **425 Broadway**.

Please (a) send me any additional correspondence that has already gone directly to Planning Commissioners on proposed project at 425 Broadway, (b) immediately post that correspondence on Department website for 12/16 hearing.

Thank you.

Sue Hestor



**From:** [Lynch, Laura \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for December 16, 2021  
**Date:** Friday, December 10, 2021 1:42:47 PM  
**Attachments:** [20211216\\_jnthealth\\_cal.pdf](#)  
[20211216\\_jnthealth\\_cal.docx](#)  
[20211216\\_cal.pdf](#)  
[20211216\\_cal.docx](#)  
[Advance Calendar.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,

Attached are your Calendars for December 16, 2021.

**\*\*\*Friendly Reminder: Joint with Health on December 16, 2021 @ 10:00 am.\*\*\***

Have a great weekend!

**Laura Lynch, Senior Planner  
Manager of Commission Affairs**

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



# CPC Hearing Results 2021

To: Staff  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Hearing Results

**NEXT MOTION/RESOLUTION No: 21049**

**NEXT DISCRETIONARY REVIEW ACTION No: 767**

DRA = Discretionary Review Action; M = Motion; R = Resolution

## December 9, 2021 Hearing Results:

| Action No. | Case No.       |   | Planner     | Action  | Vote                                   |
|------------|----------------|---|-------------|---|--|
|            | 2021-006098CUA | <b>1358 South Van Ness Avenue</b>                     | Christensen | Continued to January 13, 2022   | <b>+7 -0</b>                           |
|            | 2019-020611CUA | <b>5114-5116 3<sup>rd</sup> Street</b>                | Sucre       | Continued Indefinitely  | <b>+7 -0</b>                           |
|            | 2019-020611VAR | <b>5114-5116 3<sup>rd</sup> Street</b>                | Sucre       | Continued Indefinitely  | <b>+7 -0</b>                           |
|            | 2018-015983VAR | <b>136 Delmar Street</b>                              | Hoagland    | Withdrawn   |  |
| M-21044    | 2021-009720CUA | <b>556 Hayes Street</b>                               | Hoagland    | Approved with Conditions  | <b>+7 -0</b>                           |
|            |                | <b>2022 Hearing Schedule</b>                          | Ionin       | Adopted as proposed with the following amendments:<br>Cancel March 17 <sup>th</sup> ;<br>Reinstate March 31 <sup>st</sup> ;<br>Cancel May 5 <sup>th</sup> ;<br>Reinstate June 30 <sup>th</sup> ;<br>Cancel July 7 <sup>th</sup> ; and<br>Cancel October 27 <sup>th</sup> .  | <b>+7 -0</b>                           |
|            | 2020-008417CWP | <b>Recovery Strategies – Economic Recovery Update</b> | Pappas      | Revised and Commented   |  |
| R-21045    | 2021-011130PCA | <b>Automotive Uses; Housing Density [BF 211092]</b>   | Flores      | Approved with Staff modifications and the following amendments:<br>1. That the legislation include a monitoring component;<br>2. Outreach before and after adoption;<br>3. Consideration for a different shorthand title; and<br>4. Legacy Business applications that have not yet been reviewed given consideration. | <b>+5 -2</b> (Imperial, Moore against) |
| M-21046    | 2018-015983CUA | <b>136 Delmar Street</b>                              | Hoagland    | Approved with Conditions and direction to the Sponsor to continue working with Staff on liveability refinements to the ADU.   | <b>+5 -2</b> (Imperial, Moore against) |

|         |                |                            |             |  |                                 |
|---------|----------------|----------------------------|-------------|--|---------------------------------|
| M-21047 | 2020-009146CUA | <b>247 Upper Terrace</b>   | Horn        | Approved with Conditions as amended to include a Tree Protection Plan.   | +5 -2 (Imperial, Moore against) |
|         | 2021-010715CRV | <b>1201 Sutter Street</b>  | Foster      | After a request to Continue was not adopted and prior to hearing the application was formally Withdrawn and subsequently heard as an informational item. |                                 |
| M-21048 | 2021-000215CUA | <b>400 Hyde Street</b>     | Hoagland    | Approved with Conditions   | <b>+7 -0</b>                    |
| DRA-765 | 2021-004141DRP | <b>2000 Oakdale Avenue</b> | Christensen | No DR  | <b>+7 -0</b>                    |
| DRA-766 | 2017-013947DRP | <b>310 Green Street</b>    | Winslow     | Take DR and Approve with modifications   | <b>+7 -0</b>                    |

# SAN FRANCISCO PLANNING COMMISSION AND HEALTH COMMISSION



## Notice of Joint Meeting & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, December 16, 2021  
10:00 a.m.  
Special Meeting**

**PLANNING COMMISSION:**

President: Joel Koppel  
Vice-President: Kathrin Moore  
Commissioners: Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

**COMMISSION:**

President: Dan Bernal  
Vice-President: Laurie Green, M.D.  
Commissioners: Edward A. Chow, M.D., Susan Belinda Christian, J.D.,  
Cecilia Chung, Suzanne Giraudo, Ph.D., Tessie Guillermo

Commission Secretary:  
Jonas P. Ionin

Hearing Materials are available at:  
[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**  
Live stream: <https://sfgovtv.org/planning>  
Live, Thursdays at 1:00 p.m., Cable Channel 78  
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [soft@sfgov.org](mailto:soft@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: (415) 655-0001 / Access code: 2488 410 2876*

*The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

ROLL CALL:

**PLANNING COMMISSION:**

President: Joel Koppel  
Vice-President: Kathrin Moore  
Commissioners: Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

**HEALTH COMMISSION:**

President: Dan Bernal  
Vice-President: Laurie Green, M.D.  
Commissioners: Edward A. Chow, M.D., Susan Belinda Christian, J.D,  
Cecilia Chung, Suzanne Giraudo, Ph.D., Tessie Guillermo

**A. SPECIAL CALENDAR**

[2016-004775MCM](#)

(E. PURL: 628-652-7529)

**CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) ANNUAL COMPLIANCE STATEMENTS – Joint Informational Hearing** of the Planning and Health Commissions to review and comment on CPMC’s Annual Compliance Statements for 2019 and 2020 and the City’s Reports on CPMC’s Compliance Statements, in accordance with Section 8.2 of their Development Agreement with the City and County of San Francisco (Planning Department Case No. 2012.0403W; Ordinance No. 138-13). The 2019 and 2020 Compliance Statements and the City Reports are available for viewing on the Planning Department’s website (<http://sf-planning.org/cpmc-annual-compliance-statements>).

*Preliminary Recommendation: None – Informational*

**ADJOURNMENT**

# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hearing & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, December 16, 2021**  
**1:00 p.m.**  
**Regular Meeting**

**Commissioners:**

Joel Koppel, President  
Kathrin Moore, Vice President  
Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

**Commission Secretary:**

Jonas P. Ionin

**Hearing Materials are available at:**

[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**

Live stream: <https://sfgovtv.org/planning>  
Live, Thursdays at 1:00 p.m., Cable Channel 78  
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.



### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [soft@sfgov.org](mailto:soft@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: (415) 655-0001 / Access code: 2488 410 2876*

*The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

## ROLL CALL:

President: Joel Koppel  
 Vice-President: Kathrin Moore  
 Commissioners: Deland Chan, Sue Diamond, Frank Fung,  
 Theresa Imperial, Rachael Tanner

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2019-017009DRP (D. WINSLOW: (628) 652-7335)  
616 BELVEDERE STREET – west side between Carmel and 17<sup>th</sup> Streets; Lot 019 in Assessor's Block 1292 (District 5) – Request for **Discretionary Review** of Building Permit 2019.0916.1706 to construct a two-story vertical and a one-story horizontal addition with 3<sup>rd</sup> and 4<sup>th</sup> floor roof decks to an existing two-story single-family house within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**(Proposed for Continuance to February 3, 2021)**
  
2. 2021-001219DRM (D. WINSLOW: (628) 652-7335)  
1228 FUNSTON AVENUE – between Irving Street and Lincoln Way; Lot 039 in Assessor's Block 1738 (District 5) – **Mandatory Discretionary Review** of Building Permit 2021.0113.2631 to legalize a three-story horizontal addition to the rear and façade alterations performed without benefit of a permit and to add a second dwelling unit at the ground level behind the garage within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation Take Discretionary Review and Approve with Modifications*  
 (Continued from Regular hearing on December 2, 2021)  
**(Proposed for Continuance to February 17, 2021)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2021-006276CUA](#) (E. WU: (628) 652-7415)  
2034 MISSION STREET – west side between 16<sup>th</sup> Street and 17<sup>th</sup> Street; Lot 005 of Assessor's Block 3569 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.60, 303, 754, and 781.8 to establish a Restaurant use (dba. Liam's and Juani's Restaurant) on the ground floor within an existing three-story building. No front

facing façade changes. The Project Site is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage SUD (Special Use District), and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

4. [2021-009791CUA](#) (S. CISNEROS: (628) 652-7363)  
[1501C SLOAT BOULEVARD](#) – south side between Clearfield Drive and Everglade Drive; Lot 004 of Assessor's Block 7255 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 713, and 780.1, to permit a formula retail use (dba T-Mobile) in a space previously occupied by a formula retail use. The project scope of work consists of an interior remodel. There will be no expansion of the existing building envelope proposed. New business signage for the commercial space will be filed under separate permit. The project site is located within a NC-S (Neighborhood Commercial Shopping Center) Zoning District, Lakeshore Plaza SUD (Special Use District), and 26-40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*
5. [2021-001275CUA](#) (R. BALBA: (628) 652-7331)  
[5098 MISSION STREET](#) – northwest side between Seneca and Geneva Avenues; Lot 016 in Assessor's Block 6969 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 720 to establish a formula retail use (d.b.a. Circle K), within an existing one-story commercial-use building, within the Excelsior Outer Mission NCD (Neighborhood Commercial District) Zoning District and 65-A Height and Bulk District. There will be no expansion of the existing building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Condition*
6. [2020-008183CUA](#) (S. YOUNG: (628) 652-7349)  
[2100 CHESTNUT STREET](#) – north side between Pierce Street and Mallorca Way; Lot 014 in Assessor's Block 0486A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 186.1, 303, 303.1, 781.7, and 711 to establish a Formula Retail Financial Service Use (d.b.a. Wells Fargo Bank) in an approximately 5,285 square foot commercial space which will be vacated by another formula retail use (d.b.a. Pottery Barn). The Project will allow the relocation of an existing legal noncomplying financial service use at 2055 Chestnut Street to the project site at 2100 Chestnut Street. The Project will involve tenant improvements to the commercial space. There will be no expansion of the existing building envelope proposed. New business signage for the commercial space will be filed under separate permit. The project site is located within a NC-2 (Small Scale Neighborhood Commercial) Zoning District, Chestnut Street Financial Service Subdistrict, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

7. [2021-003601CUA](#) (G. PANTOJA: (628) 652-7380)  
724 HEAD STREET – east side of between Holloway Avenue and Garfield Street; Lot 029 in Assessor’s Block 6990 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.3 and 303 for the construction of a two-story horizontal addition at the rear of an existing two-story, single-family residence for the accommodation of a total of six bedrooms within a RH-1 (Residential-House, One-Family) Zoning District, Oceanview Large Residence SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).  
*Preliminary Recommendation: Approve with Conditions*

## C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for December 2, 2021](#)
9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
10. [2021-004810CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Planning Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

## D. DEPARTMENT MATTERS

11. Director’s Announcements
12. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

## E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

## F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

13. [2021-010875PCA](#) (A. MERLONE: (628) 652-7534)  
BARS IN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 211093] – **Planning Code Amendment** – Ordinance amending the Planning Code to conditionally permit Bars in the Castro Street Neighborhood Commercial District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.; and making findings of public necessity, convenience, and welfare under Planning Code Section 302.  
*Preliminary Recommendation: Approve*
14. [2018-004217GPA](#) (D. NGO: (628) 652-7591)  
CLIMATE ACTION PLAN AND COMMUNITY SAFETY ELEMENT – **Informational Presentation** – Staff will update the Commission on two critical and connected climate resilience efforts: 1) the release of the 2021 Climate Action Plan and 2) the process of the General Plan’s Community Safety Element update. The 2021 Climate Action Plan is data-driven, community-informed, and people-focused, with implementable strategies to achieve net-zero emissions by 2040 while building a more just and equitable future. The Department supported and collaborated with the Department of the Environment, who developed the Plan, alongside many key partners, stakeholders, and over 19 public agencies. The Community Safety Element update will provide a comprehensive set of goals, objectives, and policies for minimizing San Francisco’s contribution to the climate crises and ensuring local resilience to multiple hazards. The proposed changes would add three goals to address 1) equitable community safety, 2) multi-benefit climate resilience, and 3) governance and accountability. The update will comply with SB 379 and SB 1000, coordinate with the 2020 Hazards and Climate Resilience Plan and the 2021 Climate Action Plan, and incorporate racial and social equity.  
*Preliminary Recommendation: None – Informational*
- 15a. [2015-005983CUA](#) (N. FOSTER: (628) 652-7330)  
850 BUSH STREET– north side between Mason Street and Taylor Street; Lot 008 in Assessor’s Block 0274 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 for relief from the strict requirements of the Planning Code related to required dwelling unit mix (Section 207.7); height exceeding 50 feet in an RC District (Section 253); and bulk exceedance (Section 271). The proposed project (“Project”) involves a vertical and horizontal addition to the existing one-story with mezzanine structure previously occupied by a restaurant (Retail Sales and Service Use), resulting in a seven-story building. The existing structure, a contributor to the Lower Nob Hill Apartment Hotel Historic District, is approximately 19 feet tall, while the height of the building with the vertical addition would be 65 feet to the finished roof. The five-story, approximately 13,500 square foot addition, would include 21 dwelling units, comprised of seven one-bedroom units and 14 two-bedroom units, with three affordable (below market rate) units provided. With residential uses located above, the ground floor would retain an

approximately 1,850 square foot retail space. The Project includes 21 Class 1 and four Class 2 bicycle parking spaces, with no accessory off-street parking provided. The Project Site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

*Preliminary Recommendation: Approve with Conditions*

- 15b. [2015-005983VAR](#) (N. FOSTER: (628) 652-7330)  
[850 BUSH STREET](#)– north side between Mason Street and Taylor Street; Lot 008 in Assessor’s Block 0274 (District 3) – Request for **Variance** pursuant to Planning Code Section 305, as reviewed by the Zoning Administrator, from the following development standards of the Planning Code: rear yard (Section 134), and dwelling unit exposure (Section 140). The proposed project (“Project”) involves a vertical and horizontal addition to the existing one-story with mezzanine structure previously occupied by a restaurant (Retail Sales and Service Use), resulting in a seven-story building. The existing structure, a contributor to the Lower Nob Hill Apartment Hotel Historic District, is approximately 19 feet tall, while the height of the building with the vertical addition would be 65 feet to the finished roof. The five-story, approximately 13,500 square foot addition, would include 21 dwelling units, comprised of seven one-bedroom units and 14 two-bedroom units, with three affordable (below market rate) units provided. With residential uses located above, the ground floor would retain an approximately 1,850 square foot retail space. The Project includes 21 Class 1 and four Class 2 bicycle parking spaces, with no accessory off-street parking provided. The Project Site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A Height and Bulk District.
16. [2017-015678CUA](#) (C. ASBAGH: (628) 652-7329)  
[425 BROADWAY](#) – south side between Montgomery and Kearny Streets; Lot 002 in Assessor's Block 0163 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 253.1, 303 and 714, to develop on a large lot, exceed use size limits, and construct two buildings greater than 40 feet in height. The project would demolish the existing parking structure and construct two mixed-use buildings reaching heights of five-stories (56 feet) on Broadway and seven-stories (64 feet) on Montgomery Street with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design professional office use. The proposed project includes a total of 42 dwelling units, with a mix of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units. The Project would provide 17 off-street vehicle parking spaces, 47 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading space. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 21.5% density bonus thereby maximizing residential density on the site pursuant to California Government Code Sections 65915-95918. The Project requests one incentive/concession for maximum non-residential use size (Sections 121.1 and 714) and three waivers from: Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
- Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on December 2, 2021)

## G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. [2019-022661DRP](#) (C. FEENEY: (628) 652-7313)  
628 SHOTWELL STREET – west side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 036 in Assessor's Block 3611 (District 9) – Request for **Discretionary Review** of Building Permit Application no. 2019.1119.7709 for a change of use from Residential Care Facility to Residential. The Residential Care Facility use on the ground floor will be vacated and two dwelling units will be established within the existing three-story building, within a RH-3 (Residential- House, Three Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

## ADJOURNMENT



## Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: [www.sfplanning.org](http://www.sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

### **Hearing Materials**

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14<sup>th</sup> Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) for it to become a part of the public record.

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

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14<sup>th</sup> Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

### **Appeals**

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

| Case Type  | Case Suffix | Appeal Period*   | Appeal Body          |
|--|-------------|------------------|----------------------|
| Office Allocation  | OFA (B)     | 15 calendar days | Board of Appeals**   |
| Conditional Use Authorization and Planned Unit Development     | CUA (C)     | 30 calendar days | Board of Supervisors |
| Building Permit Application (Discretionary Review)             | DRP/DRM (D) | 15 calendar days | Board of Appeals     |
| EIR Certification  | ENV (E)     | 30 calendar days | Board of Supervisors |
| Coastal Zone Permit  | CTZ (P)     | 15 calendar days | Board of Appeals     |
| Planning Code Amendments by Application                        | PCA (T)     | 30 calendar days | Board of Supervisors |
| Variance (Zoning Administrator action)                         | VAR (V)     | 10 calendar days | Board of Appeals     |
| Large Project Authorization in Eastern Neighborhoods           | LPA (X)     | 15 calendar days | Board of Appeals     |
| Permit Review in C-3 Districts, Downtown Residential Districts | DNX (X)     | 15-calendar days | Board of Appeals     |
| Zoning Map Change by Application                               | MAP (Z)     | 30 calendar days | Board of Supervisors |

\* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

\*\*An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### **Challenges**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

### **CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code**

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

### **Protest of Fee or Exaction**

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

### **Proposition F**

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

**San Francisco Lobbyist Ordinance**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

# CPC ADVANCE CALENDAR

2:02 PM 12/10/2021



To: Planning Commission  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Advance Calendar

*All items and dates are tentative and subject to change.*

| December 16, 2021 - Joint with Health |                             |  |         |
|---------------------------------------|-----------------------------|--|---------|
| Case No.                              |                             |  | Planner |
|                                       | CPMC                        |  | Purl    |
|                                       | <i>Informational Update</i> |  |         |

| December 16, 2021 |   |                        |          |
|-------------------|---|------------------------|----------|
| Case No.          |   |                        | Planner  |
| 2019-017009DRP    | <b>616 Belvedere Street</b><br><i>Public-Initiated DR</i>   | to: 2/3                | Winslow  |
| 2021-001219DRM    | <b>1228 Funston Street</b><br><i>Mandatory DR</i>   | fr: 12/2<br>to: 2/17   | Winslow  |
| 2021-006276CUA    | <b>2034 Mission Street</b><br><i>Converting a Limited Restaurant Use to a Restaurant</i>                                | CONSENT                | Wu       |
| 2021-009791CUA    | <b>1501C Sloat Boulevard</b><br><i>Formula Retail – Change from Sprint to T-Mobile in Lakeshore Plaza</i>               | CONSENT                | Cisneros |
| 2021-001275CUA    | <b>5098 Mission Street</b><br><i>Formula Retail</i>   | CONSENT                | Balba    |
| 2020-008183CUA    | <b>2100 Chestnut</b><br><i>Formula Retail Use (d.b.a. Wells Fargo Bank)</i>   | CONSENT                | Young    |
| 2021-003601CUA    | <b>724 Head Street</b><br><i>CUA for the creation of five or more bedrooms within the Oceanview Large Residence SUD</i> | CONSENT                | Pantoja  |
| 2021-010875PCA    | <b>Bars in the Castro Street Neighborhood Commercial District</b><br><i>Planning Code Amendment</i>                     |                        | Merlone  |
| 2018-004217CWP    | <b>Climate Action Plan and Safety &amp; Resilience Element</b><br><i>Informational</i>                                  |                        | Ngo      |
| 2015-005983CUAVAR | <b>850 Bush Street</b><br><i>CUA for height above 50 feet in RC Zoning District</i>                                     |                        | Foster   |
| 2017-015678CUA    | <b>425 Broadway</b><br><i>TBD</i>   | fr: 10/7; 10/14; 11/4; | Asbagh   |
| 2019-022661DRP    | <b>628 Shotwell Street</b><br><i>Public-Initiated DR</i>  |                        | Feeney   |

| December 23, 2021 - CANCELED |  |  |         |
|------------------------------|--|--|---------|
| Case No.                     |  |  | Planner |
|                              |  |  |         |

| December 30, 2021 - CANCELED |  |  |         |
|------------------------------|--|--|---------|
| Case No.                     |  |  | Planner |
|                              |  |  |         |

| January 6, 2022 |   |      |           |
|-----------------|---|------|-----------|
| Case No.        |   |      | Planner   |
| 2021-008810CUA  | <b>1520 Lyon St</b><br><i>The Little School</i> | CB3P | Agnihotri |

# CPC TARGET CALENDAR

2:02 PM 12/10/2021



To: Planning Commission  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Target Calendar

*All items and dates are tentative and subject to change.*

| January 30, 2020  |   |                  |  |
|-------------------|---|------------------|--|
| Record No.        |   | Calendared/Heard | Planners                                 |
| 2018-013580PRJ    | <b>222 Dore Street</b><br><i>demo + new construction 33 units</i>                                 |                  | Sucre/Young                              |
| February 13, 2020 |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-013139PRJ    | <b>271 Granada Avenue</b><br><i>demo and new construction 3 units</i>                             | 2/6/2020         | Campbell/Enchill                         |
| February 20, 2020 |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-011249PRJ    | <b>1567 California Street</b><br><i>new construction 8-story w/ 100 units</i>                     | 2/13/2020        | Perry/Livia                              |
| March 12, 2020    |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-011441PRJ    | <b>1846 Grove Street</b><br><i>new construction 5 units</i>                                       | 12/12/2019       | Dito                                     |
| 2018-011904PRJ    | <b>1420 Taraval Street</b><br><i>demo and new construction 3 units over commercial</i>            | 1/30/2020        | Jagland/Cisneros                         |
| June 25, 2020     |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2017-004557PRJ    | <b>550 O'Farrell Street</b><br><i>demolition and new construction 115 units</i>                   | DEIR 6/25/2020   | Jegrave/McKellar                         |
| 2018-014795PRJ    | <b>1560 Folsom Street</b><br><i>demo and new construction 231 units</i>                           |                  | indefinite continuance Cristensen/Calpin |
| July 30, 2020     |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-009157PRJ    | <b>2175 Hayes Street</b><br><i>demo and new construction dental office &amp; 4 units</i>          | 11/21/2019       | Jimenez                                  |
| August 6, 2020    |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-012065PRJ    | <b>5500 Mission Street</b><br><i>demo and new construction RCFE (75 beds) &amp; SRO (16 beds)</i> | 6/25/2020        | Hoagland                                 |
| 2018-009081PRJ    | <b>2055 Chestnut Street</b><br><i>demo and new construction 49 units</i>                          |                  | Dito/George                              |
| November 19, 2020 |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-016808PRJ    | <b>321 Florida Street</b><br><i>demolition and new construction 151 units</i>                     | 2/25/2021        | Samonsky                                 |
| December 3, 2020  |   |                  |  |
| Record No.        |   | Calendared/Heard | Planner                                  |
| 2018-009487PRJ    | <b>811 Valencia Street</b><br><i>demolition and new construction commercial &amp; 18 SROs</i>     | 7/30/2020        | Samonsky                                 |

# CPC TARGET CALENDAR

2:02 PM 12/10/2021

| February 18, 2021 |   |                  |             |
|-------------------|---|------------------|-------------|
| Record No.        |   | Calendared/Heard | Planner     |
| 2018-015768PRJ    | <b>1351 42nd Avenue</b><br><i>demolition and new construction 100% affordable</i>   | withdrawn        | Horn/George |
| June 24, 2021     |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-022830PRJ    | <b>3055 Clement</b><br><i>demolition and new construction, mixed-use building</i>   |                  | May         |
| September 2, 2021 |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-013528PRJ    | <b>36-38 Gough</b><br><i>demolition and new construction six units with commercial building</i>   | 9/30/2021        | Westhoff    |
| December 9, 2021  |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-012676PRJ    | <b>159 Fell St</b><br><i>demolition and new construction six units with ground-floor retail and 20 residential units</i>  | 7/29/2021        | Updegrave   |
| January 6, 2022   |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-014735PRJ    | <b>600 McAllister St</b><br><i>demolition and new construction, mixed-use building with 196 dwelling units</i>  |                  | Alexander   |
| February 3, 2022  |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2020-006006PRJ    | <b>300 De Haro St</b><br><i>LPA request for a proposed 7-story mixed-use development consisting of 290 Group Housing units</i>  |                  | Durandet    |
| February 17, 2022 |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-022510PRJ    | <b>240-250 Church St</b><br><i>Demolition and construction of a new 20-unit dwelling with ground floor retail space.</i>  | 12/2/2021        | Hicks       |
| March 3, 2022     |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2020-005610PRJ    | <b>490 Brannan St</b><br><i>demolition and new construction, mixed-use (office, PDR, retail sales &amp; service, childcare, parking)</i>  | 9/9/2021         | Liang       |
| April 7, 2022     |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2020-004414PRJ    | <b>618-630 Octavia St</b><br><i>demolition and new construction of a 7-story building with 38 dwelling units, ground floor retail space and 25 parking spaces.</i>  |                  | Updegrave   |
| April 14, 2022    |   |                  |             |
| Record No.        |   | Calendared/Heard | Planner     |
| 2019-013276PRJ    | <b>560 BRANNAN ST</b><br><i>and 5,640 sf of PDR space. The project will consist of 8 floors, 102 market-rate units, 18 on-site affordable units to comply with the City's inclusionary housing program.</i> |                  | Liang       |

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS  
**Date:** Friday, December 10, 2021 10:21:03 AM  
**Attachments:** [12.10.2021 Post Garland Baldwin Turk.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, December 10, 2021 at 10:07 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS

**FOR IMMEDIATE RELEASE:**  
Friday, December 10, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS**

*New projects will add shelter for up to 430 people and nearly 200 units of permanent supportive housing*

**San Francisco, CA** — Mayor London N. Breed today announced the City is moving forward with four new projects that will provide shelter for up to 430 individuals and permanent housing for 194 residents who are currently experiencing homelessness.

As part of Mayor Breed's bold Homelessness Recovery Plan, the City has committed to acquiring or leasing 1,500 new units of Permanent Supportive Housing (PSH) and expanding shelter options for people living outdoors. There is an unprecedented confluence of local, state, and federal funding sources that provide the unique opportunity for significant investments in new permanent housing and shelter options.

This strategy brought online over 360 units of supportive housing through the 2020 Homekey Grant Program, and this Fall, the Board of Supervisors authorized The Department of Homelessness and Supportive Housing (HSH) to acquire and convert three more existing properties into supportive housing in Districts 11, 9, and 6, which will add an additional 237 units.



To continue to build toward these goals, the City is announcing the following proposed four new projects:

- In partnership with the non-profit provider Urban Alchemy, master lease the property located at 711 Post Street to operate a new semi-congregate shelter for adults
- In partnership with Tenderloin Housing Clinic, fund a master lease and operations of the Garland Hotel located at 505 O'Farrell to add 80 units of affordable housing with onsite social services
- Convert the Baldwin Hotel, located at 74 6<sup>th</sup> Street, from its current use as supportive housing to approximately 180 units of non-congregate shelter for adults
- Proposed acquisition of the property located at 835 Turk Street to add up to 114 units of Permanent Supportive Housing in District 5

“We’re continuing to push forward in implementing our ambitious Homelessness Recovery Plan, which is the largest expansion of new Permanent Supportive Housing in over 20 years. These new projects will allow us to provide shelter for up to 430 individuals and permanent housing for 194 residents who are homeless in San Francisco,” said Mayor Breed. “We’re creating the places we need for people to get the housing and care they need so we can address the challenges we see on our streets and make a difference in the lives of people facing homelessness.”

“These four innovative new and exciting projects demonstrate and help fulfill the vision of Mayor Breed’s Homelessness Recovery Plan,” said San Francisco Department of Homelessness and Supportive Housing, executive director, Shireen McSpadden. “We know that housing is the solution to homelessness. By continuing to expand access to housing, and new shelter models we can stabilize more homeless residents in our community.”

The proposed master lease of 711 Post Street would provide temporary, semi-congregate shelter for adults experiencing homelessness through 123 units that include single, double, and quad units. The property is ideal for this new shelter model as it provides many amenities, including small sleeping rooms, bathrooms and showers on each floor, community lounges, lobby and front desk, commercial kitchen and dining space, and ADA chair lift at the entrance.

The semi-congregate shelter program that HSH is proposing would be operated by Urban Alchemy and would include meals for guests as well as dedicated Urban Alchemy staff practitioners supporting street activation along Post Street.

“The Urban Alchemy approach works because it is holistic. We embrace our unhoused neighbors who need safe spaces, and we embrace the neighborhood, so the quality of life improves for everyone,” said Lena Miller, CEO of Urban Alchemy that runs shelters throughout California. “The 711 Post model is exciting, and we’re committed to delivering our trademark success – a stable shelter with resources for those in need and a neighborhood of cleaner, safer streets.”

Additionally, in partnership with Tenderloin Housing Clinic (THC), the City is proposing to lease the Garland Hotel at 505 O’Farrell for use as permanent housing. The property has 80 units, an elevator, private bathrooms, private kitchenettes, is in close proximity to public transportation, and has been recently renovated.

Tenderloin Housing Clinic has extensive experience operating PSH and will be the leaseholder, operator, and service provider.

A third proposed project will convert the Baldwin Hotel from Permanent Supportive Housing to a non-congregate shelter. The Baldwin Hotel is currently a PSH Program, but the small rooms and lack of private bathrooms have been challenging to operate. The approximately 100 existing tenants at the Baldwin will have an opportunity to move with their current service provider (THC) to the Garland Hotel or another comparable PSH site. Once tenants are relocated from the Baldwin, the Site would be re-opened as a non-congregate shelter as part of HSH's temporary shelter portfolio, supporting the expansion of non-congregate shelter models that have been successful during the COVID-19 pandemic through the Shelter-in-Place (SIP) hotel program.

“It’s a huge improvement for the Baldwin residents,” said Tenderloin Housing Clinic executive director, Randy Shaw. “We thank Mayor Breed and HSH for seizing the opportunity to lease one of San Francisco’s finest SRO hotels into the permanent supportive housing program.”

The service provider of this non-congregate shelter has not yet been identified, and the shelter program is anticipated to open in the Spring/Summer of 2022.

The final proposed project is to purchase the property at 835 Turk Street in District 5 and convert it to Permanent Supportive Housing with up to 114 units with private bathrooms. The building will provide affordable homes with onsite social services to help tenants gain and maintain housing and stability. The Site will have staff, professional property management, and support services. The property is currently a residential hotel with high vacancy and includes generously sized rooms with private bathrooms, a lobby, dining room, and parking garage.

Through these four exciting, proposed projects, the City will add semi-congregate shelter for up to 200-250 guests, 194 new units of supportive housing, and approximately 180 new units of non-congregate shelter.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Application Withdrawal Request 2021-010715CRV (Agenda Item No. 13)  
**Date:** Friday, December 10, 2021 9:17:25 AM

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**Commission Affairs**

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

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**From:** Peter Ziblatt <[peter@pzlandlaw.com](mailto:peter@pzlandlaw.com)>  
**Sent:** Thursday, December 09, 2021 2:33 PM  
**To:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Michelle Hughes <[michelle@dolmenpropertygroup.com](mailto:michelle@dolmenpropertygroup.com)>; Seamus Naughten <[seamus@dolmenpropertygroup.com](mailto:seamus@dolmenpropertygroup.com)>  
**Subject:** Application Withdrawal Request 2021-010715CRV (Agenda Item No. 13)

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

Hi Nick,

As you know my client requested a continuance of this application (Agenda Item #13) from today's Planning Commission hearing and were a little surprised it was brought forward. This serves as a formal request to withdraw this application to comply with Section 415 through payment of the in-lieu fee. While we understand that the Planning Commission wants to discuss the switch from on-site to fee more generally, my client is requesting that their application referenced above be formally withdrawn.

Regards,

**Peter F. Ziblatt**  
Principal Attorney  
(415) 273-9670 ext. 2 (o)  
(415) 465-9196 (c)  
[peter@pzlandlaw.com](mailto:peter@pzlandlaw.com)  
[www.pzlandlaw.com](http://www.pzlandlaw.com)



*subject to civil action and/or criminal penalties for violation of this restriction. If you received this transmission in error, please notify the sender by reply e-mail and delete the transmission. Thank you.*

**From:** [Foster, Nicholas \(CPC\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chan, Deland \(CPC\)](#)  
**Cc:** [Hillis, Rich \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 1201 Sutter Street: Public Comment Letters Received  
**Date:** Thursday, December 09, 2021 12:47:39 PM  
**Attachments:** [1201 Sutter Street Public Comment Letters.pdf](#)

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Hello Commissioners:

RE: 1201 Sutter Street, attached are 7 public comment letters received after publication of the staff packet. All letters are in opposition to the proposal to change from on-site to fee.

Best,

**Nicholas Foster, AICP, LEED GA, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7330 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [moshea2](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** 12/9/2021 Public Hearing Agenda - do not see listed the 1145 Polk St/1201 Sutter St  
**Date:** Thursday, December 9, 2021 8:15:27 AM  
**Importance:** High

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

Good morning Nicholas,

I received a notice directed to 1145 Polk St./1201 Sutter St. applicants dated 12/2/2021 advising me that the project sponsor has submitted an application to the Planning Department which I oppose. The notice informed that the Planning Commission will consider the sponsor's requested change at a public hearing, scheduled for TODAY. I went to your website to review the final hearing agenda for today, but I cannot detect this project listed on today's agenda. Please kindly confirm so I can be prepared. I want to attend and I want to provide public comment on this agenda item during the public hearing. However, I do not see it on the agenda. I will also be emailing you today my comments on the project sponsor's application. Is there a way to read/review the project sponsor's application ahead of time?

I have been waiting very long for this project to proceed since I received a very low lottery number, qualifying, and so I am extremely invested in this outcome.

Thank you for your attention to this matter.

Sincerely,  
Margaret O'Shea

**From:** [Ray DiGiacomo](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Cc:** [Gage, Alea \(MYR\)](#)  
**Subject:** Fwd: Notice to 1145 Polk Street/1201 Sutter Street Applicants  
**Date:** Thursday, December 9, 2021 10:09:00 AM  
**Attachments:** [Lease Up Delay \(English\) - 2021.01.11.pdf](#)  
[Joseph's Sealed Door.pdf](#)  
[Door Note \(Death Notice\).pdf](#)

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

Hello Nicholas,

Re:  
The planning hearing today (12-9-21)

I would like to comment on this issue, as I placed very favorably in the 1201 Sutter Below Market Rate Lottery ("BMR"). More specifically, I placed 15th, and there are three (3) BMR units available at 1201 Sutter. As such, I only have to compete against five (5) people for a BMR unit. So many chances are very good.

I would further like to state that the conduct of both Novo and Dolmen Property Group appears deceptive on some basis, and allowing them out of their obligations will set a dangerous precedent, as development and management companies like Novo and Dolmen would then be able to "sneek" into new money making opportunities in the City, just before pulling a "bait and switch" like maneuver in the eleventh hour, and after leading everyone in painful circles in the process.

More specifically, I entered the BMR lottery for 1201 Sutter in October 2020. The lottery was then held in December 2020. I then received the attached letter from Novo in January 2021 saying that "COVID" put the project on hold. I then received letters like the attached letter once every month, for four (4) months in a row. At about that point, Novo then started ghosting everyone, and would not respond to any inquiries. Very rude.

I then brought the issue to the City, but the City basically stated that the project was delayed, and there was nothing the City could do.

Now Dolman group wants to back out of the project? C'mon man. This whole thing smells very fraudulent, and the City is obligated to prevent the abuse of its residents by unscrupulous builders and management companies. Novo is notorious for violating laws, like the City's noise ordinances for example, by performing construction after hours. They just don't care. These folks need a reality check that this type of behavior is not welcome in San Francisco. I expect the City to do something about this, and send a message that the low-income community in San Francisco is not to be abused for profit.

There are many people in San Francisco living in extremely unhealthy SRO type environments, with little to no chance of improving their living conditions, based on the City's current housing policies. These lotteries are literally the only way for many people to upgrade to healthy housing in San Francisco.

I have also attached a picture of my next door neighbor's door I took about one month ago. He passed away at about that time, right before the holidays, which are an especially dark time for SRO tenants, to put things very mildly. He spent his final years hobbling down a long hallway on the fourth floor of my SRO to get to the bathroom, often having undignified accidents on his way

there. He needed better housing, and the Tenderloin Housing Clinic (THC) was not about to get it for him, as that would have prevented THC from enjoying the benefits of his predictable welfare check. THC does not even have one (1) BMR ad posted anywhere in my building. They are intentionally concealing the program. This is the state of the BMR program for low-income residents.

I have further attached a note that master tenant THC put on my door a while back, which speaks even further to the dangers of SRO living, and thus the need for a "solid" BMR program.

Being dragged through the mud by these companies was very painful, and the City should not allow this to happen ever again. The San Francisco government has been manipulated by shady companies for far too long. Enough is enough.

Best Regards,

Ray DiGiacomo  
Applicant, 1201 Sutter  
Tenant, Graystone Hotel  
San Francisco, CA  
415-595-4107

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

From: **San Francisco Planning Department** <[sfplanning@public.govdelivery.com](mailto:sfplanning@public.govdelivery.com)>

Date: Thu, Dec 2, 2021 at 9:27 AM

Subject: Notice to 1145 Polk Street/1201 Sutter Street Applicants

To: <[raydigiacomojr@gmail.com](mailto:raydigiacomojr@gmail.com)>



## San Francisco Planning Header

December 2, 2021

Dear NOVO (1145 Polk Street/1201 Sutter Street) Applicant,

You are receiving this email because you applied for and received a lottery rank for the affordable housing in the new housing project known as NOVO located at 1145 Polk Street/1201 Sutter Street. After many delays in occupying the housing units, on October 1, 2021, the project sponsor, Dolmen Property Group, submitted an application to the Planning Department to satisfy the Inclusionary Housing requirement by paying a per-unit fee instead of providing the affordable units onsite. The fee would be used to support affordable housing development in the future, and the affordable units for which you applied would no longer be available.

The Planning Commission will consider the change from on-site units to an in-lieu fee at a public hearing, just confirmed for December 9, 2021 (Planning Case No. 2021-010715CRV). You are welcome to attend this virtual hearing and/or provide public comment. Information on the public hearing, including how to participate, is available on the Planning Department website (<https://sfplanning.org/hearings-events>). The final hearing agenda will be available on the Friday before the hearing.

The lease-up of NOVO, including the eight affordable units that had previously been proposed, remains on hold until there is resolution about how the project sponsor will fulfill their obligations. The attached

Frequently Asked Questions (FAQs) includes additional information about this circumstance, the next steps, and contact information for questions or to provide comments on the application for this change.

We apologize for the continued uncertainty with regard to this project, and thank you for applying for affordable housing in San Francisco.

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### **Frequently Asked Questions (FAQs) for NOVO – 1145 Polk Street/1201 Sutter Street**

Q: What is the Inclusionary Housing requirement?

A: All market rate housing projects in San Francisco with more than 10 units are required to pay the Inclusionary Housing Fee. A project may be eligible for an alternative, one of which is to provide on-site affordable units in the project. More information about the [Inclusionary Affordable Housing Program](#) is available at [sfplanning.org](http://sfplanning.org).

Q: Is the project sponsor allowed to make this change? What are the consequences of this change?

A: When the Planning Commission or Planning Department approves a project, it cannot require a project sponsor to choose to pay the fee or provide the affordable units. If the project sponsor later decides to change, for example to not provide on-site units and pay the Inclusionary Housing fee instead, the Planning Commission is required to hear the request for the change. If the project sponsor proceeds with paying the Inclusionary Housing Fee, they will also pay interest on the fee amount, from the start of construction to present.

Q: What are the next steps for NOVO?

A: The Planning Commission will consider the proposed change on December 9, 2021. Prior to the hearing, you may provide comments on the application via email to [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org), by mail to 49 South Van Ness, Floor 14, San Francisco, CA 94103, or by phone at 628.652.7330.

Q: What about affordable housing at other projects in the City?

A: Please continue to apply for affordable housing opportunities on DAHLIA San Francisco Housing Portal - [housing.sfgov.org](http://housing.sfgov.org). There are rental units posted and lotteries taking place several times a month. If you need assistance preparing your application, please contact a City-sponsored housing counseling agency at [housing.sfgov.org/housing-counselors](http://housing.sfgov.org/housing-counselors).



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This email was sent to [raydigiacomojr@gmail.com](mailto:raydigiacomojr@gmail.com) using GovDelivery Communications Cloud on behalf of: San Francisco Planning Department · 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103



**From:** [Don Flanigan](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** Hearing on the 9 of dec  
**Date:** Saturday, December 4, 2021 7:00:55 AM

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

Hello I am a 55 year old white male and is 130 lbs very thin with many disabling illnesses, And just because I am poor does not mean I did something wrong and need to be punished by not being able to live in a good hood and enjoy the city that I have paid taxes in since the late ,80'd

Hello I have read all that I could about the " inclusionary affordable housing program" and I think that the fee should also reflect the area where the new construction is and I do think that the fee will be put to a building in that same neighborhood. I would love to rent something in that building , anddo not want to live in the worst part of the city , the tenderloin area,. I have had to live in that neighborhood because I am in public housing. It's not fair. As a human being and wanting more out of life. I can not see getting anywhere live ing in an SRO with dieing elderly and recovering addict. I want to live in a good neighborhood where I can go outside after it gets dark and not to have to worry for my life being in danger

**From:** [Kristian Dimitrov](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** NOVO apartments application (1145 Polk Street/1201 Sutter Street)  
**Date:** Thursday, December 2, 2021 10:39:31 AM

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Hello!

My name is Kristian Dimitrov and I was ranked #1 (Lives in Neighborhood category) in the NOVO building lottery. After waiting 1 year I just received an email that the project sponsor is walking away from the affordable units and that I should just continue to apply for other units. I think it is not fair to applicants that have won a lottery and have waited for a year to be sent to the back of the line. I think they should be given preference in other lotteries just like there are other preference for wronged applicants.

I am a front line worker (worked entire pandemic in Trader Joe's) with a 3 year old and live with my wife in a 300 sq ft studio. We have lived here for close to 20 years and were very excited to have a chance to move in a new larger apartment in a new building. It is very likely I will never win another lottery. I ask you to consider the fairness of this situation.

I don't know what can be done but I will peruse every legal channel to make this right and fair for my family. Please try to understand my position.

Kristian Dimitrov  
(415) 624 9338

**From:** [Kiki Britton](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** NOVO comment  
**Date:** Thursday, December 2, 2021 10:34:22 PM

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Hello my name is Teakeysha Britton and I'm deeply saddened that the application I filled out for the affordable housing at 1145 Polk street is not valid anymore. I would love to see a change where they come to a decision that would benefit our community. The rates in homelessness and the hassle in finding affordable housing and limited availability is at an all time high, so we depend and need more affordable housing options. Hopefully the project sponsor come to a resolution that helps San Franciscan and get people off the street and in stable housing. Thank you for your time and consideration.

**From:** [Aung Kyaw](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** NOVO Housing opportunity  
**Date:** Thursday, December 2, 2021 11:04:57 AM  
**Attachments:** [Aung K Kyaw ACE Certification 2021 \(1\).pdf](#)

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Good Morning,

I am still waiting for NOVO Housing Opportunity Because i try to find hard for any housing Opportunity. I still applying to Dahlia Housing portal and i didn't get any opportunity for my family. Now, me and my family face with homeless situation because my landlord want us to move out in December 2021. Pls give me a chance to get opportunity for this housing because i am disabled person and I also work in the City and County of San Francisco.

Thanks You so much and Have a great Day!

**From:** [Nazira Vakhidova](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** SF Planning Department Planning Commission Hearing 09/12/2021  
**Date:** Wednesday, December 8, 2021 2:42:27 PM

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

Hello!

My name is Nazira Vakhidova. My date of birth is August 17th 1961. I am a disabled women who filed divorce paper on waiting of San Francisco Court decision on the middle of December. I lost my job in 2018 doing to getting injury. Unfortunately I am not able to return back to work due a health issue. I rented basement and paid \$600 per month. My income is very low. I always have insufficient money for my food and clothes. My unit condition doesn't reflect my needs. Temperature inside the unit is very low and make me sick. I have suffer long pain for many years. My doctors could provide list of my current health issues . I need to improve my living arrangement and that's why I apply for an affordable house in San Francisco.

Please pay attention of my complaint and help me resolve the issue.

I don't loose hope ti get my own permanent house or apartment in San Francisco where I could move.

Sincerely,

Nazira Vakhidova