

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General CEQA request for Land Use Actions and Public hearings for all active or new projects
Date: Thursday, January 06, 2022 8:13:35 AM
Attachments: [2022.01.05 CEQA and Land Use Notice Request-City and County of San Francisco.pdf](#)

Commission Affairs

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

From: Sophie Roberts <sophie@lozeaudrury.com>
Sent: Wednesday, January 05, 2022 4:39 PM
To: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hannah Hughes <hannah@lozeaudrury.com>
Subject: General CEQA request for Land Use Actions and Public hearings for all active or new projects

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

Dear Mr. Hillis, Ms. Calvillo, and Mr. Ionin,

Attached please find a general CEQA and Land Use Notice Request on behalf of Laborers International Union of North America, Local Union 261, and its members living in the City and County of San Francisco (“LiUNA”).

If you could please confirm receipt of this request it would be greatly appreciated.

Best regards,

Sophie Roberts (she/her)
Legal Assistant
Lozeau | Drury LLP
[1939 Harrison Street, Suite 150](#)
[Oakland, CA 94612](#)
[\(510\) 836-4200](tel:(510)836-4200)
[\(510\) 836-4205](tel:(510)836-4205) (fax)



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
michael@lozeaudrury.com

Via Email

January 5, 2022

Rich Hillis, Planning Director
San Francisco Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103
rich.hillis@sfgov.org

Angela Calvillo, Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689
Board.of.supervisors@sfgov.org

Jonas P. Ionin, Planning Commission Secretary
San Francisco Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103
Commissions.Secretary@sfgov.org

Re: Request for Notice of CEQA and Land Use Actions and Public Hearings

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

I am writing on behalf of the Laborers International Union of North America, Local Union 261 and its members living in the City and County of San Francisco ("LiUNA").

We hereby request that the City and County of San Francisco send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City and County, including, but not limited to the following:

- Notice of any public hearing in connection with projects as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of any addenda prepared to a previously certified or approved EIR.
 - Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

January 5, 2022

Request for Notice of CEQA and Land Use Actions and Public Hearings in the City and County of San Francisco

Page 2 of 2

- Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

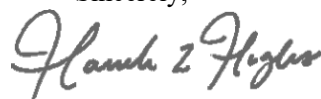
Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires 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 notice by electronic mail, if possible or U.S. Mail to our mailing address:

Michael Lozeau
Hannah Hughes
Sophie Roberts
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
michael@lozeaudrury.com
hannah@lozeaudrury.com
sophie@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Hannah Hughes
Paralegal
Lozeau | Drury LLP

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND ADULT PROBATION DEPARTMENT ANNOUNCE THE LAUNCH OF NEW TRANSITIONAL HOUSING SPACE
Date: Wednesday, January 05, 2022 10:23:47 AM
Attachments: [01.05.2022 Billie Holiday Center.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, January 5, 2022 at 10:15 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND ADULT PROBATION DEPARTMENT ANNOUNCE THE LAUNCH OF NEW TRANSITIONAL HOUSING SPACE

FOR IMMEDIATE RELEASE:
Wednesday, January 5, 2022
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
MAYOR LONDON BREED AND ADULT PROBATION DEPARTMENT ANNOUNCE THE LAUNCH OF NEW TRANSITIONAL HOUSING SPACE

Billie Holiday Center will provide housing, case management, and linkages to mental health and substance abuse services to justice-involved adults experiencing homelessness

San Francisco, CA — Mayor London N. Breed and Acting Chief of Adult Probation Sharon Jackson today announced expanded opportunities for justice-involved adults through the launch of a 30-bed center in partnership with Tenderloin Housing Clinic and Westside Community Services. The Billie Holiday Center (BHC) is a culturally responsive, transitional living space that is designed to provide a rapid connection to next-step resources to justice-involved adults experiencing homelessness, including those being released from the San Francisco County Jail.

The BHC is located at 93 6th Street in the South of Market neighborhood and began taking in clients in late December. The BHC will help provide placements as part of the City's Tenderloin Emergency Initiative, which is a multi-department effort to create a safer and healthier Tenderloin neighborhood with more effective connections to services for housed and unhoused residents, reduced crime and sidewalk hazards, and increased investments in long-term neighborhood coordination between City and non-City agencies.

“We must continue to implement different solutions to provide housing and services to those in need, including those who have been a part of our criminal justice system and need help getting a fresh start,” said Mayor Breed. “Resources like the Billie Holiday Center will help us meet our goals of providing safe spaces for people to get off of the street and connect to resources as they rebuild their lives.”

Over the past five years, the Reentry Division of the Adult Probation Department has led City-wide efforts to expand shelter, housing, and treatment services for a wide array of justice-involved adults, including people on probation, parole, federal probation, and those released from jail pretrial. The launch of this program embodies requests and input from the community.

“The people on our streets need help and housing, and the Billie Holiday Center provides both for people who have been involved with our justice system to give them the support they need to prevent recidivism,” said Supervisor Matt Haney.

“The work that our Reentry Division does in partnership with our community partners is a testament to our commitment to helping justice involved people make positive sustainable changes in their lives,” said Critsel Tullock, Acting Chief Deputy Adult Probation Officer of the San Francisco Adult Probation Department.

The Billie Holiday Center will be operated by both Westside Community Services, which will conduct intakes and offer case management and services, and Tenderloin Housing Clinic, which will support the front desk, manage the facility, and provide a housing specialist to link people with permanent housing. The name of the program was created by Westside Community Services, in recognition of the legendary singer’s personal struggles with addiction.

“Westside Community Services is excited about the launch of the Billie Holiday Center,” said Dr. Mary Ann Jones, Executive Director of Westside Community Services. “Together we will address the urgent needs of the unhoused through culturally responsive support and access to critical resources.”

“For the last six years THC in collaboration with Adult Probation has been providing and connecting hundreds of clients to housing and reentry services,” said Richard Beal, Director of Transitional Housing at the Tenderloin Housing Clinic. “We are excited and looking forward to working with Westside Clinic and APD at the Billie Holiday Reentry Navigation Center continuing to provide housing and reentry services to the justice involved community.”

These beds contribute to the Mayor’s Homelessness Recovery Plan goal to add 6,000 new placements. In addition to reactivating and strengthening the shelter system, the Plan commits to creating 1,500 new permanent, supportive housing units and expanding short- and medium-term rental subsidies, representing the greatest investment in permanent housing in 20 years. More on Mayor Breed’s Homelessness Recovery Plan can be found here: sf.gov/data/homelessness-recovery-plan.

###

From: [CPC-Commissions Secretary](#)
To: [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Yes, to sweetgreen!
Date: Tuesday, January 04, 2022 7:29:48 AM

Commission Affairs

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

From: Ogelsby, Luke @ San Francisco DT <Luke.Ogelsby@cbre.com>
Sent: Monday, January 03, 2022 8:27 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Luis Cuadra <LCuadra@bergdavis.com>; Britt Wenzler (britt.wenzler@gmail.com) <britt.wenzler@gmail.com>
Subject: Yes, to sweetgreen!

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

Dear Commission President Koppel and Commissioners,

We are writing to share our support for the proposed sweetgreen at 2040 Chestnut Street. As residents of the Marina District, we welcome the addition of a new restaurant on Chestnut Street.

The former location of a Gap Store, this building has been unoccupied for far too long and the front door has become a sleeping place and hangout for vagrants. The proposed sweetgreen restaurant intends to activate the vacant storefront with an inviting indoor dining experience with community tables and booth seating, as well as outdoor seating, umbrellas, and planters – offering a welcoming environment for neighbors, visitors, and passersby.

We appreciate sweetgreen's mission and commitment to serving healthy food – creating meals from scratch in its restaurant's open kitchens, using fresh ingredients and produce, not selling soft drinks, etc. We also embrace sweetgreen's approach to local sourcing, working with regional farmers to bring as many local ingredients to its restaurants as possible, even denoting on their "source board" the names of the farms and where each ingredient comes from to allow for full transparency of the supply chain.

We are excited to welcome sweetgreen to the neighborhood, and we encourage your support of the project.

Sincerely,

Luke & Britt Ogelsby
63 Rico Way

Luke Ogelsby
Executive Vice President | Lic. 01422599
CBRE | San Francisco Downtown | Broker Lic. 00409987
415 Mission Street, 46th Floor | San Francisco, CA 94105
T +1 415 772 0427 | C +1 415 271 5737
luke.ogelsby@cbre.com | www.cbre.com/luke.ogelsby

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: additional letter from the neighbor
Date: Monday, January 03, 2022 9:17:16 AM
Attachments: [Planning Commission 65 Normandie 9-28-21.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Monday, January 3, 2022 at 8:54 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: additional letter from the neighbor

please forward to the commissioners

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

From: Kristoffer Chang <kningchang@gmail.com>
Sent: Friday, December 31, 2021 11:53 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Stephen M. Williams <smw@stevewilliamslaw.com>; Mark Thomas <mark@hoodthomas.com>
Subject: additional letter from the neighbor

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

Mr. Winslow,
Attached is additional letter from the neighbor regarding the 65 Normandie Terrace.\

Regards,

Kristoffer Ning Chang

**The Chongs
2660 Divisadero Street
San Francisco, CA 94123**

September 28, 2021

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

RE: 65 Normandie Terrace, Block 0960, Lot 007

To Members of the San Francisco Planning Commission:

My family and I live in the house directly behind the above referenced property at 2660 Divisadero Street (Blk # 0960, Lot #006). I am informed that a request for a Discretionary Review of the construction work at 65 Normandie Terrace has been filed, and I write to express my family's opinion on this project.

My family understands that in response to Complaint #2020-010614ENF ("Complaint") and the subsequent discovery of other completed construction work that exceeded the scope of the approved construction permit, 65 Normandie now seeks approval of some or most of the unpermitted construction work in Building Permit Application Number 2021.09017599 ("Application"). We are told that while this Application offers to abate the Complaint, and reduce, restore, and remove some unpermitted construction, what remains may still exceed what is allowed by the building code.

As a result, my family and I urge the Planning Commission to enforce the building code, and not allow 65 Normandie to flagrantly exceed the permitted scope of construction work only to seek later approval as a fait accompli.

Thank you for your time and kind attention.

Yours very truly,



Steven Chong

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Discretionary Hearing for 65 Normandie Terrace
Date: Monday, January 03, 2022 9:16:56 AM
Attachments: [65b Normandie Terrace 12-31-21.pdf](#)

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Monday, January 3, 2022 at 8:54 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Discretionary Hearing for 65 Normandie Terrace

please forward to the commissioners

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

From: Steven Chong <SCHONGESQ@msn.com>
Sent: Friday, December 31, 2021 1:35 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Discretionary Hearing for 65 Normandie Terrace

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

Dear Mr. Winslow,

As noted in the attached letter, my family and I live at 2660 Divisadero Street, adjacent and directly behind 65 Normandie Terrace. I will be attending the discretionary hearing scheduled for 1/6/22.

The attached letter states my family's position as we are concerned with the situation where a property owner disregards the planning and building codes and exceeds the scope of his approved permit, then gets the construction work approved with no real consequences except

for the long delay for completion.

Thank you for your time and kind attention.

Best, Steven Chong

THE CHONGS
2660 Divisadero Street
San Francisco, CA 94123

December 31, 2021

David Winslow
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 65 Normandie Terrace, Block 0960, Lot 007


Dear Mr. Winslow,

After reviewing the plans for Building Permit Application # 2021.0901.7599, I feel I need to supplement my family's position as stated in my letter to the Planning Commission dated September 28, 2021.

As previously noted, my family and I live in the house adjacent and directly behind the above referenced property at 2660 Divisadero Street (Blk # 0960, Lot #006). My family understands that in response to Complaint #2020-010614ENF and the subsequent discovery of other construction work that exceeded the scope of the original approved construction permit, 65 Normandie now seeks Planning Commission approval of the unpermitted construction work that has altered the exterior appearance, violated the rules against replacing non-conforming structures, and exceeding maximum height limits allowed by the planning and building codes. My family is also concerned with the contention that plans submitted with the original permit application may not have accurately reflected the heights of the original roof.

As a result, my family and I support the position of many of our neighbors in urging the Planning Commission to strictly enforce the planning and building codes that we all have to follow, and not allow a property owner to exceed the scope of permitted construction work only to seek later approval as a fait accompli with no real consequences.

Yours very truly,



Steven Chong

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comments for January 6, 2022
Date: Monday, January 03, 2022 8:26:05 AM
Attachments: [Richmond Review article.pdf](#)
[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
[San Francisco Property Information Map](#)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, January 02, 2022 5:11 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: General Public Comments for January 6, 2022

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

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

Very best wishes for 2022.

Attached are a potpourri of items from over the holiday break that include:

1. A December 22nd SF Chronicle article about the many housing projects on the horizon for the coming year;
2. Five recent posts from Socketsite about other market rate, multi-unit housing developments

under review;

3. An article from the December issue of The Richmond Review quoting Supervisor Mar about several market rate, multi-unit housing projects in his District that are not fully occupied and;

4. A visual "*compare and contrast*" of two multi-unit housing developments.

One of the main debates often before the Commission is does San Francisco have a housing crisis or an affordable housing crisis? Does the housing that gets approved and perhaps built, help resolve either problem or does it not?

(In Noe Valley over the past eight years, all the extreme alterations have led to a loss of *relatively affordable housing*, but I will save the issue of the Demo Calcs for another hearing).

Based on this debate about the housing crisis versus the affordable housing crisis and the important occupancy concerns raised by Supervisor Mar in the Richmond Review article, it seems like it would be a good idea to understand how much of the market rate, multi-unit housing approved and built in the past decade or so in the Eastern neighborhoods (SOMA, along upper Market Street, etc) is occupied full-time.

In the December 16, 2021 Minutes set to be approved on January 6th, for General Public Comment, I submitted 150 words suggesting that the water bills could give a fairly good idea of how many of the units, a percentage say, in these past approved and built, market rate, multi-unit projects are occupied full-time. Why water bills? Because water bills show usage, and the amount of water used on a monthly basis can be a fairly good indicator of full-time occupancy. We all know this from our own water bills. A study of the bulk data from a sample of these buildings could provide some information that would give at least a sense of the occupancy.

Given all the future projects discussed in the attached links, it would be good to know how the past, previously approved and built projects met and are meeting the housing needs that we all talk about.

Say for example, The Mira, which is discussed in the Chronicle article. The article says it has sold 70% of the condos. *That sounds great....but what if for example, only half of that 70% is lived in full time?* It would be nice to know that.

Attached are the links to the SF Chronicle article and the five Socketsite posts, a pdf of the article with Supervisor Mar's quote about market rate, multi-unit housing in his District from the December Richmond Review and a pdf with a photograph from the November 11, 2021 Wall Street Journal of an unfinished Evergrande project and a rendering of the HomeSF project in Upper Market, approved 4-2 on October 21, 2021.

Thank you.

Georgia Schuttish

[https://www.sfchronicle.com/sf/article/Big-S-F-housing-development-will-go-gangbusters-16721048.php?utm_campaign=CMS%20Sharing%20Tools%20\(Premium\)&utm_source=share-by-email&utm_medium=email](https://www.sfchronicle.com/sf/article/Big-S-F-housing-development-will-go-gangbusters-16721048.php?utm_campaign=CMS%20Sharing%20Tools%20(Premium)&utm_source=share-by-email&utm_medium=email)

Even

<https://socketsite.com/archives/2021/12/bonus-plans-for-the-facade-of-the-historic-delucchi-building.html>

<https://socketsite.com/archives/2021/12/proposed-13-story-polk-gulch-building-take-two.html>

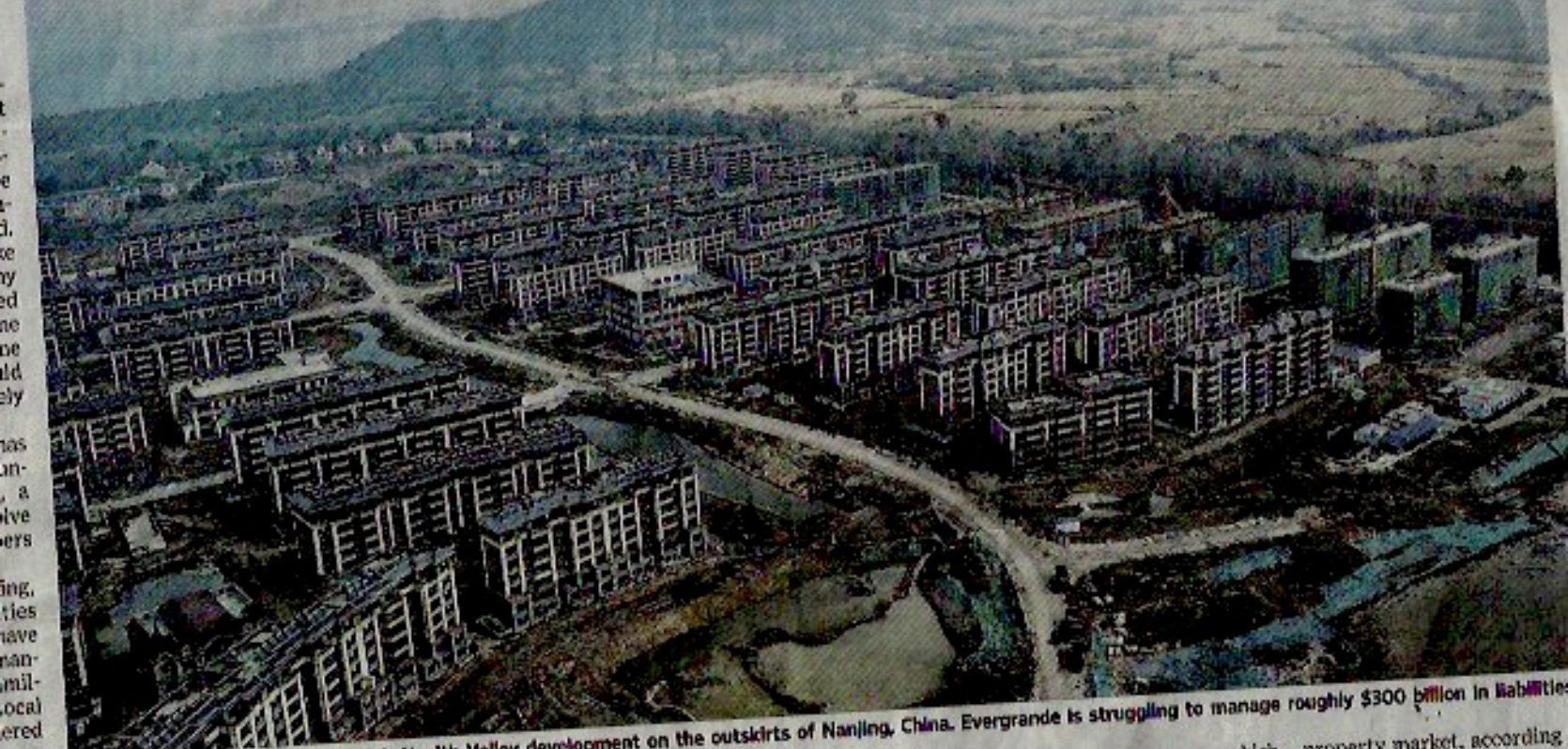
<https://socketsite.com/archives/2021/12/telegraph-hill-infill-project-has-been-supersized-as-well.html>

<https://socketsite.com/archives/2021/12/the-supersized-plans-for-the-sloat-garden-center-site.htm>

<https://socketsite.com/archives/2021/12/bigger-plans-for-a-little-surplus-lot.html>

... you're wired to thrive in
... With Dow Jones Newswires' market-mov
... client relationships all call for a trusted, compr
... any or what he sees as its next a discussion with a dozen
... Ltd., a private builder that onmendations to policy mak- comment.

WALL ST. JOURNAL
P. A12
NOV 11, 2021



Unfinished buildings at Evergrande's Health Valley development on the outskirts of Nanjing, China. Evergrande is struggling to manage roughly \$300 billion in liabilities

Sudden Slowdown

money into the company, which would undermine their goal of property market, according to people familiar with the m

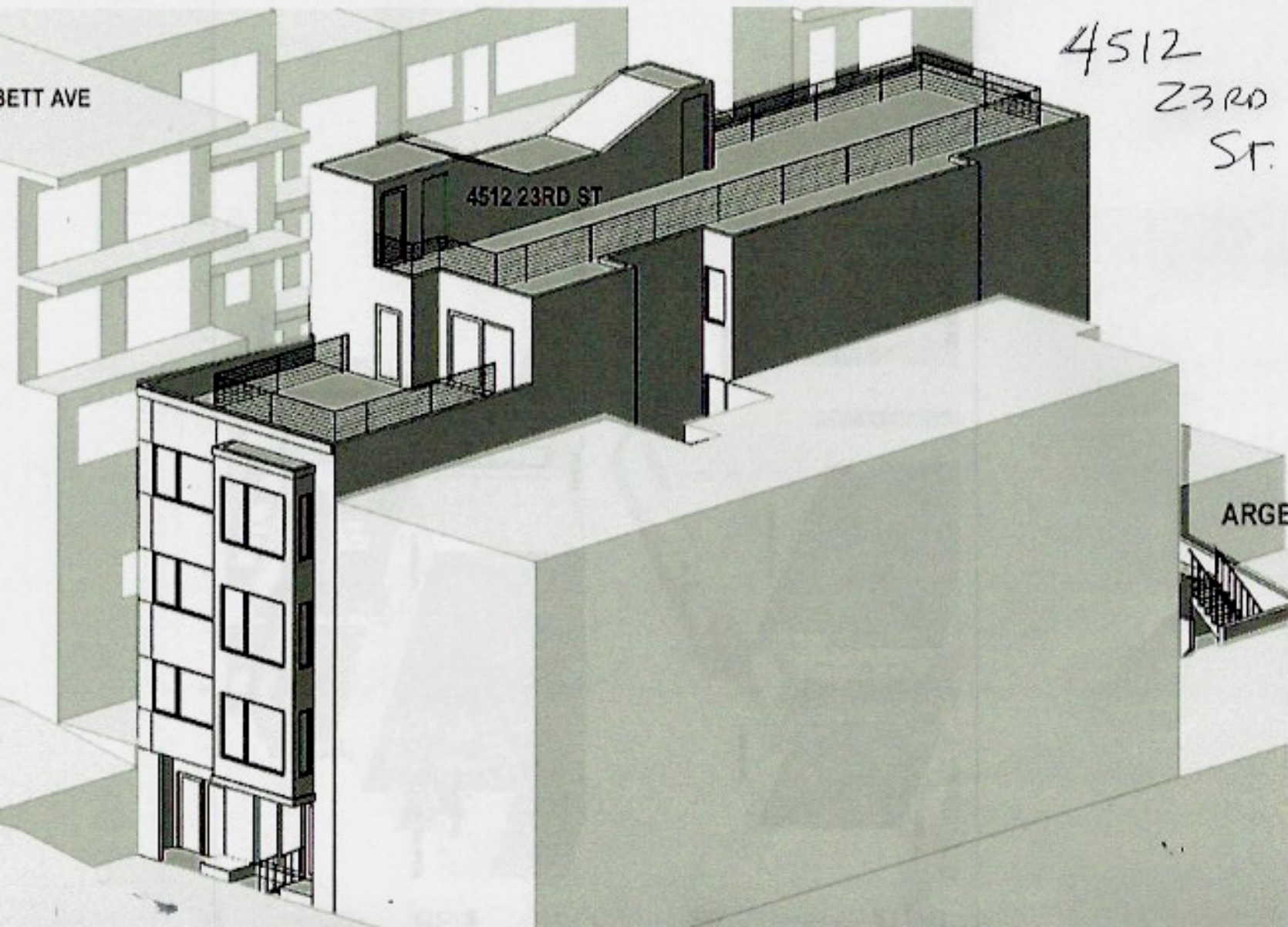
... a local court, the business's

BETT AVE

4512 23RD ST

4512
23RD
ST.

ARGE



December 2021

'Housing Our Workers' Report Paints a Bleak Picture

By Thomas K. Pendergast

San Francisco is one of the most expensive and rapidly gentrifying cities in the world, as waves of real estate housing speculation roll through its working-class neighborhoods, according to a recent housing report.

"Housing Our Workers: Getting to a Jobs-Housing Fit" was released in October. It was put together by the Council of

Community Housing Organizations, the San Francisco Labor Council and Jobs With Justice. The report concluded that "market pressures" have displaced thousands of working-class households from the City.

"The housing affordability crisis is the outcome of a real estate industry that has created the conditions for the gentrification of San Francisco's working-class neighborhoods,

and of the complicity of local public policy in allowing and even incentivizing this speculative behavior," the report states. "The rapidly increasing costs of housing in San Francisco have risen at a much faster pace than the rate of wage growth for workers. For the industries where workers and unions have fought to win better contracts, this means more and more of those hard-won improvements to incomes

are effectively diverted to real estate investors. Throughout our communities, essential workers are devoting an ever-increasing proportion of their incomes just to pay their rent or mortgage."

The report concludes that only 7% of the workers they studied can afford to rent market-rate housing in San Francisco, and, in many occu-

Continued on page 4

SF's Housing Market Dominated by High-End Apartments, Condos Leaving Workers With Few Local Choices or Long Commutes

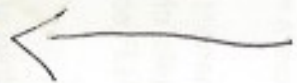
Continued from page 1

pations, virtually no workers can afford housing in the city where they work.

"Over the past decade, the new housing that has been constructed and permitted in our city has been extremely imbalanced and overwhelmingly of one typology: luxury condos and apartments," said District 4 Supervisor Gordon Mar. "This type of housing - while meeting the needs of single, high-income workers - has been overbuilt. And with pandemic-driven changes to how and where some of us work, demand for high-rise luxury condos cratered over the past two years. And we can see this imbalance playing out even in the Sunset District with three market-rate developments sit-

ting mostly vacant - in one case more than two years after completion - because the units are too expensive and not family-friendly.

"In contrast, we know there will be overwhelming demand for the two 100% affordable housing developments in the Sunset District pipeline: Shirley Chisholm Village for educators and 2550 Irving for low-income families," Mar said. "So, if we are to bring needed balance to our city's housing development and expand housing opportunities for our essential workforce and the people in our community in need of stable and affordable housing, we need to continue to fight for greater public investment, appropriate regulations and equitable land-use policies."



District 1 Supervisor Connie Chan points out that in the Richmond District, an aging funeral home will be replaced by a 98-unit affordable housing building for senior citizens at 4200 Geary Blvd.

"The biggest challenge is getting the City to commit funds to the west side to acquire land and build affordable housing projects like these," said Chan's legislative aide, Ian Fregosi. "One thing that would help that we have been actively working on is to create our own neighborhood affordable housing developer and advocacy organization on the west side."

"We really appreciate working with these organizations that have occasionally come out to the Richmond to make Small Sites acquisitions and now to build affordable housing, but we really need our own community developer in the neighborhood that can focus on building and preserving affordable housing on the west side."

With market rate rents ranging from \$3,300 to \$4,300 a month for one- and two-bedroom apartments in San Francisco, an individual worker would need to earn \$132,000 annually (about 140% of the area median income (AMI),

in order to afford to rent a one-bedroom apartment, according to the report.

A family of two adults with two children would need an annual income of \$172,000 (129% AMI) to afford a two-bedroom apartment.

"And yet ... the range of workers used for this research has a median annual income of \$67,350," the report states. "That is only half of the income required to afford market-rate housing in San Francisco. The result ... is that many worker households are pressed into unstable housing situations, overwhelming rent burdens and overcrowding into inadequately sized homes, or forced into significant commutes from homes far from San Francisco, all of which impacts their health and family."

Cynthia Gomez is a senior research analyst for Local 2 Unite Here, the hospitality worker's union in San Francisco and San Mateo counties.

"The market-based housing system is failing a growing range of people," Gomez said. "Our members are among those who are forced into these kinds of commutes that are fossil-fuel dependent and that are damaging every aspect of their own lives and

the lives of their communities.

"It's just a terrible thing to have somebody living in Sacramento and commuting into SFO to work, which is an example for some of our members."

San Francisco Labor Council Executive Director Kim Tavaglione said the current, more market-based approach is leading the City down the wrong path.

"We really want everyday folks to be able to live in the City and take advantage of all that the City has," Tavaglione said. "We're in danger of becoming like a developing nation in San Francisco, in the sense that we'll have really rich and we're going to have really poor and not much else in between. That is not a vibrant city. That is not a healthy city. That is a city that's in jeopardy of losing its identity."

"We know when we have a good mix of folks living in the City, the City functions better."

District 5 Supervisor Dean Preston said the causes of gentrification are clear, as are the solutions for housing the working class.

"The question is whether policy makers will continue down the failed path of prioritizing trickle-down housing or whether we, as a city, will ... listen to the affordable housing advocates, listen to our workers, listen to voters and do something fundamentally different," Preston said. "And that's scale up our efforts to preserve, protect and produce affordable housing, at scale that will solve instead of exacerbate our affordability crisis."

To download the full report go to sfecho.org/housing-our-workers.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CEQA Guideline Handbook
Date: Monday, January 03, 2022 8:11:34 AM

Commissioners,
Please let me know if you would like to receive a copy.

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

From: "Byrd, Virnaliza (CPC)" <virnaliza.byrd@sfgov.org>
Date: Tuesday, December 28, 2021 at 8:22 AM
To: CTYPLN - CITY PLANNING EVERYONE <CPC.CityPlanningEveryone@sfgov.org>
Subject: CEQA Guideline Handbook

Hello Everyone,

It's that time of the year again where I would need to submit an order for our 2022 CEQA Guideline Handbook. Can you please send me an email if you would like a copy. Please let me know if you have any questions.

Thank you

VirnaLiza Byrd (she/her), Planner Technician
Environmental Planning
San Francisco Planning
virnaliza.byrd@sfgov.org
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7541 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for January 6, 2022
Date: Thursday, December 30, 2021 11:30:43 AM
Attachments: [20220106_cal.pdf](#)
[20220106_cal.docx](#)
[Advance Calendar - 20220106.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for January 6, 2022.

Wishing you a happy and safe New Year!

Cheers,

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



CPC Hearing Results 2021

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

NEXT MOTION/RESOLUTION No: 21057

NEXT DISCRETIONARY REVIEW ACTION No: 768

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

December 16, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-017009DRP	616 Belvedere Street	Winslow	Continued to February 3, 2022	+6 -0 (Tanner absent)
	2021-001219DRM	1228 Funston Avenue	Winslow	Continued to February 17, 2022	+6 -0 (Tanner absent)
M-21049	2021-006276CUA	2034 Mission Street	Wu	Approved with Conditions	+6 -0 (Tanner absent)
M-21050	2021-009791CUA	1501C Sloat Boulevard	Cisneros	Approved with Conditions	+6 -0 (Tanner absent)
M-21051	2021-001275CUA	5098 Mission Street	Balba	Approved with Conditions	+6 -0 (Tanner absent)
M-21052	2020-008183CUA	2100 Chestnut Street	Young	Approved with Conditions	+6 -0 (Tanner absent)
		Draft Minutes for December 2, 2021	Ionin	Adopted	+6 -0 (Tanner absent)
	2021-004810CRV	Commissions Rules and Regulations	Ionin	Adopted as amended with typographical errors, and adding "Other" in front of Cases.	+6 -0 (Tanner absent)
R-21053	2021-010875PCA	Bars in the Castro Street Neighborhood Commercial District [Board File No. 211093]	Merlone	Approved	+6 -0 (Tanner absent)
	2018-004217GPA	Climate Action Plan and Community Safety Element	Ngo	Reviewed and Commented	
M-21054	2015-005983CUA	850 Bush Street	Foster	Approved with Conditions	+6 -0 (Tanner absent)
	2015-005983VAR	850 Bush Street	Foster	ZA Closed the PH and indicated an intent to Grant	
M-21055	2017-015678CUA	425 Broadway	Asbagh	Approved with Conditions as amended to include a Finding to reflect that the laundromat is to be publicly accessible.	+4 -2 (Imperial, Moore against; Tanner absent)
M-21056	2021-003601CUA	724 Head Street	Pantoja	Approved with Conditions	+6 -0 (Tanner absent)
DRA-767	2019-022661DRP	628 Shotwell Street	Feeney	After a Motion to Take DR and Disapprove failed +3 -3 (Diamond, Fung, Koppel against) and a Motion to Continue failed +3 -3 (Diamond, Fung, Koppel against); No DR	

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, January 6, 2022

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 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. 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.

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 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 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. 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: 2486 636 0086

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. 2021-008810CUA (K. AGNIHOTRI: (628) 652-7454)
1520 LYON STREET – east side between Bush and Sutter Streets; Lot 035 in Assessor's Block 1054 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, and 303 to amend the previously approved Conditional Use Authorization (1994.585C) to allow 125 students on site at any time from the previously approved capacity of 65 students. The project does not propose any changes to the existing building on site. The project is located within a RH-2 (Residential – House, Two Family) and RH-3 (Residential – House, Three Family) Zoning Districts 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\(h\)](#).
(Proposed for Continuance to January 20, 2022)

2. 2021-002530CUA (M. DITO: (628) 652-7358)
2740 MCALLISTER STREET – north side between Arguello Boulevard and Willard Street; Lot 010 in Assessor's Block 1167 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 317 to legalize the demolition of a two-story, approximately 2,700 square-foot single-family dwelling and construct a four-story, approximately 5,300 square-foot three-family dwelling 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\(h\)](#).
(Proposed for Continuance to February 10, 2022)

B. COMMISSION MATTERS

3. Consideration of Adoption:
 - [Draft Minutes for December 9, 2021](#)
 - [Draft Minutes for December 16, 2021](#)

4. 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.

5. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

D. DEPARTMENT MATTERS

6. Director's Announcements
7. 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.

8. [2019-020115ENV](#) (J. MOORE: (628) 652-7566)
SFPUC OCEAN BEACH CLIMATE CHANGE ADAPTATION PROJECT – on a portion of the city's western shoreline from Sloat Boulevard to Fort Funston; Block/Lots 7281/006,007,009,010 and 7282/008,009 – Public Hearing on **Draft Environmental Impact Report**. The proposed project would include: (1) permanently closing the Great Highway between Sloat and Skyline boulevards to public vehicular traffic, reconfiguring affected intersections and San Francisco Zoo parking access, and maintaining a service road to SFPUC facilities; (2) constructing a buried wall to protect existing wastewater infrastructure from shoreline erosion; (3) removing pavement, rock and sandbag revetments, rubble and debris from the beach, reshaping the bluff, and planting native vegetation; (4) constructing a multi-use trail, beach access stairway, coastal access parking, and restrooms; and (5) providing long-term beach nourishment (sand replenishment). The project site is within a P (Public) and RH-1D (Residential House-One Family Detached) Zoning Districts and OS (Open Space) Height and Bulk District.

Written comments will be accepted at CPC.OceanBeachEIR@sfgov.org or at the Planning Department until 5:00 p.m. on January 24, 2022.

Preliminary Recommendation: Review and Comment

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.

9. [2021-010563DRP](#) (D. WINSLOW: (628) 652-7335)
192-196 LAIDLEY STREET – near Fairmount Street; Lot 107 in Assessor’s Block 6665 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0929.9485 to replace an existing rear deck and stairs in kind to an existing three-story four-family house within a RH-1 (Residential House, One-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

10. [2016-008167DRP](#) (D. WINSLOW: (628) 652-7335)
65 NORMANDIE TERRACE – between Broadway and Vallejo Streets; Lot 007 in Assessor’s Block 0960 (District 2) – Request for **Discretionary Review** of Building Permit 2021.0901.7599 to abate Enforcement Case No. 2020-010614ENF by reducing the height of elevator shaft to 40.11 feet to its originally approved height, reducing the height of roof to 39.9 feet, removing and restoring the lower roof area, restoring the wall at the south exterior elevation on the roof level to its original location towards the north five inches, and replacing all decorative exterior elements to an existing four-story single-family house within a RH-1 (Residential House, One-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.

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, 14th 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) 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, 14th 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.

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.

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

12:33 PM 12/30/2021



To: Planning Commission
From: Jonas P. Ionin , Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

January 6, 2022			
Case No.			Planner
2021-002530CUA	2740 McAllister Street <i>Legalize demo of SFD, construct 3FD</i>	to: 2/10	Dito
2021-008810CUA	1520 Lyon St <i>The Little School</i>	CB3P to: 1/20	Agnihotri
	Remote Hearing <i>Resolution Adoption</i>		Lynch
2019-020115ENV	SFPUC Ocean Beach Climate Change Adaptation Project <i>DEIR</i>		Moore
2021-010563DRP	192-196 Laidley Street <i>Public-Initiated DR</i>		Winslow
2016-008167DRP	65 Normandie Terrace <i>Public-Initiated DR</i>		Winslow
January 13, 2022			
Case No.			Planner
2021-000182DRP	140 20th Avenue <i>Public-Initiated DR</i>	to: 2/17	Winslow
2021-000997DRP	801 Corbett Avenue <i>Public-Initiated DR</i>	to: 2/17	Winslow
2021-008984CUA	627 Cortland Street <i>Micro site to a 2-antenna Macro site</i>		Giacomucci
2018-013597ENV	Portsmouth Square Improvement Project <i>EIR Certification</i>		Calpin
2019-022830AHB	3055 Clement St <i>HOME-SF project</i>	fr: 11/18	May
2021-006098CUA	1358 South Van Ness Avenue <i>Demo SFR and construct new 8-unit building</i>	fr: 12/9	Christensen
2021-007919CUA	2000 Post Street <i>convert 33 dwelling units to intermediate length occupancy dwelling units</i>		Dito
2021-000313CUA	4221 Geary Blvd <i>Cannabis Retailer</i>		Ajello
2016-000302DRP	460 Vallejo Street <i>Public-Initiated DR</i>	fr: 9/30; 11/18	Winslow
January 20, 2022 - Joint with Health			
Case No.			Planner
	CPMC <i>Informational Update</i>		Purl
January 20, 2022			
Case No.			Planner
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of</i>	fr: 8/26; 10/14; 10/28 to: 1/27	Pantoja

CPC ADVANCE CALENDAR

12:33 PM 12/30/2021

	Election of Officers		Ionin
	<i>President and Vice</i>		
2021-005183CUA	2040 Chestnut Street	fr: 11/4	Jimenez
	<i>formula retail use establishment (dba Sweetgreen)</i>		
2021-008810CUA	1520 Lyon St	CB3P	Agnihotri
	<i>The Little School</i>	fr: 1/6	
2017-007946CUA	64-66 Deming Street		Campbell
	<i>CUA Removal of UDU</i>		
2019-022419DRP	312 Utah Street	fr: 11/18	Winslow
	<i>Public-Initiated DR</i>		
January 27, 2022			
Case No.			Planner
2019-016230CWP	Housing Element 2022		Haddadan
	<i>Informational</i>		
	SB9		Conner
	<i>Informational</i>		
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.)	fr: 8/26; 10/14; 10/28	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>		
2019-014735CUA	600 McAllister Street		Hoagland
	<i>Individually Requested State Density Bonus</i>		
2021-001544DRP-03	877 Carolina Street		Greenan
	<i>Public-Initiated DR</i>		
2021-004987DRP	2760 Divisadero Street		Winslow
	<i>Public-Initiated DR</i>		
February 3, 2022			
Case No.			Planner
TBD	Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dw		Merlone
	<i>Planning & Administrative Code Amendments</i>		
2021-012566PCA	Massage Establishment Zoning Controls		Flores
	<i>Planning Code Amendment</i>		
2020-003208DRP	706 Vermont Street		Barata
	<i>Public-Initiated DR</i>		
2019-017009DRP	616 Belvedere Street	fr: 12/16	Winslow
	<i>Public-Initiated DR</i>		
February 10, 2022			
Case No.			Planner
2021-006587CUA	1507 Sloat Boulevard	CONSENT	Balba
	<i>Formula Retail use within the Neighborhood Commercial Shopping Center (NC-S) Zoning District</i>		
2020-008133CUA	228 Vicksburg St	fr: 12/2	Horn
	<i>Demo SFR and Construct 2-unit dwelling</i>		
2021-002530CUA	2740 McAllister Street	fr: 1/6	Dito
	<i>Legalize demo of SFD, construct 3FD</i>		
2021-007350CUA	4033 Judah Street		Balba
	<i>Cannabis Retail</i>		
2021-006392CUA	2109 Fillmore Street		Wu
	<i>Convert 623 sf vacant ground floor retail space to another Formula Retail store (DBA Moscot)</i>		
2021-000997DRP	801 Corbett Avenue		Winslow
	<i>Public-Initiated DR</i>		

CPC ADVANCE CALENDAR

12:33 PM 12/30/2021

2021-005702DRP-02	1843 Church Street <i>Public-Initiated DR</i>	Winslow
2021-007074DRP	1660 North Point Street <i>Public-Initiated DR</i>	Winslow

February 17, 2022

Case No.		Planner
2020-004398PRJ	SFO Shoreline Protection Program <i>Informational</i>	Li
2019-022850ENV	1101-1123 Sutter Street <i>Certification</i>	Lewis
2019-022850CUA	1101-1123 Sutter Street <i>Project</i>	Guy
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	fr: 12/2; 12/16 Winslow
2021-000182DRP	140 20th Avenue <i>Public-Initiated DR</i>	fr: 1/13 Winslow
2021-001932DRP	649 28TH ST <i>Public-Initiated DR</i>	Winslow

February 24, 2022

Case No.		Planner
2019-014146ENV	520 John Muir Drive (Lake Merced West) <i>Review and comment on DEIR</i>	Moore
2018-014727AHB	921 O'Farrell Street <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>	Hoagland
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>	fr: 10/21; 12/2 Young
2017-001961CUASHD	350 Ocean Ave <i>Individually-Requested State Density Bonus</i>	Pantoja
2021-000607DRP	525 Leavenworth Street <i>Public-Initiated DR</i>	Winslow
2019-015439DRP	1937 17th Avenue <i>Public-Initiated DR</i>	Winslow
2021-004075DRP	2454 Francisco Street <i>Public-Initiated DR</i>	Winslow

March 3, 2022

Case No.		Planner
2017-013784CUA	2976 Mission Street <i>demolish the existing construct a six-story, mixed use building</i>	Giacomucci
2021-003638DRP	450 Myra Way <i>Public-Initiated DR</i>	Winslow
2021-001049DRP	1548-1550 Leavenworth Street <i>Public-Initiated DR</i>	Winslow

March 10, 2022

Case No.		Planner
2021-002957DRP	1503 Dolores Street <i>Public-Initiated DR</i>	Winslow
2021-004191DRP	3737 Jackson Street <i>Public-Initiated DR</i>	Winslow

CPC ADVANCE CALENDAR

12:33 PM 12/30/2021

March 17, 2022 - CANCELED
Case No. Planner

March 24, 2022
Case No. Planner
2005.0759CUAENXOFA 725-765 Harrison Street Liang
VAR-02 *Revised LPA and Variance to include 759 Harrison, UDU demolition, and updated office allocation,*

March 31, 2022 - CANCELED
Case No. Planner

April 7, 2022
Case No. Planner
2019-016230CWP **Housing Element 2022** Haddadan
Informational

April 14, 2022
Case No. Planner

April 21, 2022
Case No. Planner

April 28, 2022
Case No. Planner

May 5, 2022
Case No. Planner

May 12, 2022
Case No. Planner

May 19, 2022
Case No. Planner
2019-016230ENV **Housing Element Draft EIR** White
Review and Comment

May 26, 2022
Case No. Planner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2055 Chestnut PMND - Copy of NOA
Date: Wednesday, December 29, 2021 4:52:11 PM
Attachments: [2055 Chestnut Notice of Availability PMND 12 29 21.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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

From: "George, Sherie (CPC)" <sherie.george@sfgov.org>
Date: Wednesday, December 29, 2021 at 4:29 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 2055 Chestnut PMND - Copy of NOA

Hello,

Today is the Notice of Availability publication day for the 2055 Chestnut PMND. The Planning Commission will have the authority to approve the project so I am attaching the NOA that can be distributed to the commission for their reference.

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

Best,
Sherie

Sherie George, Senior Planner

Environmental Planning Division

San Francisco Planning

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

Direct: 628.652.7558 | www.sfplanning.org

[San Francisco Property Information Map](#)



PUBLIC NOTICE

AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION

PROJECT INFORMATION

Project Address:	2055 Chestnut Street	Project Sponsor:	Don Bragg, Prado Group, Inc.
Case No.:	2018-009081ENV		415.395.0880
Block/Lot No.:	0491/009		dbragg@pradogroup.com
Zoning District(s):	NC-2 (Neighborhood Commercial, Small Scale)	Environmental	
	NC-3 (Neighborhood Commercial, Small Scale)	Coordinator:	Sherie George
	40-X Height and Bulk District		628.652.7558
Neighborhood:	Marina		sherie.george@sfgov.org

The San Francisco Planning Department has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the preliminary mitigated negative declaration (PMND). Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

A PMND has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects.

The 28,875-square-foot rectangular project site (Assessor’s Block 0491, Lot 009) is within the block bounded by Chestnut Street to the north, Fillmore Street to the east, Lombard Street (U.S. 101) to the south, and Steiner Street to the west. The proposed project includes demolition of the existing 6,000-square-foot commercial building and surface parking lot and would result in a three-story (40-foot-tall primary roofline, plus 16-foot-tall elevator penthouse), approximately 96,000-gross-square-foot mixed-use residential and retail building over a below-grade retail space and parking garage with 20 accessory off-street parking spaces. The proposed project would include 49 residential dwelling units on the second and third levels. A total of about 14,000 square feet of rentable retail space would be provided on the basement level (analyzed for a grocery tenant). On the ground floor, approximately 5,500 gross square feet of retail space would front on Lombard Street and 10,850 gross square feet of retail space would front on Chestnut Street. The proposed project would provide 80 class 1 bicycle parking spaces and 16 class 2 bicycle parking spaces.

The project would remove the four existing curb cuts on Chestnut Street and Lombard Street, provide a new 18-foot-wide two-way right-in/right-out driveway on Lombard Street, and include a new 12-foot-wide curb cut off Lombard Street. Approximately 95 feet of curb along the project’s Lombard Street frontage would be converted to commercial loading. Approximately 40 feet of curb along the project’s Chestnut Street frontage be converted from on-street parking to passenger loading. The commercial and passenger loading zones are subject to San Francisco Municipal Transportation Agency (SFMTA) review and approval. Construction of the proposed project would occur over an approximately 18-month period. The excavation would extend to a depth of up to 19 feet below ground surface, resulting in about 19,500 cubic yards of soil and debris excavation. The proposed building improvements would be founded on a mat slab foundation.

Notice of Availability of a Mitigated Negative Declaration

The document is a PMND, containing information about the possible environmental effects of the proposed project. The PMND documents the determination of by the Planning Department that the proposed project could not have a significant adverse effect on the environment. The publication of this environmental document does not indicate a decision by the City to approve or disapprove the proposed project.

Purpose of Notice

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning counter of the San Francisco Permit Center on the second floor of 49 South Van Ness Avenue, San Francisco. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

You are not required to take any action. If you wish to comment on the adequacy of the PMND, within 30 calendar days following publication of the PMND (by 5:00 p.m. on January 31, 2022), any person may:

1. Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
2. Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$681 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. To file, send the appeal letter to the Planning Department, Attention: Lisa Gibson, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to lisa.gibson@sfgov.org and **must be received by 5:00 p.m. on January 31, 2022.**

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the initial study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to executive orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission: Responses to Comments on Draft Environmental Impact Report for the Portsmouth Square Improvement Project (Planning Department File No. 2018-013597ENV)
Date: Wednesday, December 29, 2021 10:18:10 AM
Attachments: [Publication Letter - Portsmouth Square Improvement Project CPC - Jan 2022 \(ID 1267317\) \(ID 1267324\).pdf](#)

Commission Affairs

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

From: Calpin, Megan (CPC) <megan.calpin@sfgov.org>
Sent: Wednesday, December 29, 2021 9:55 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Cooper, Rick (CPC) <rick.cooper@sfgov.org>
Subject: Planning Commission: Responses to Comments on Draft Environmental Impact Report for the Portsmouth Square Improvement Project (Planning Department File No. 2018-013597ENV)

Dear Mr. Ionin,

Pursuant to the San Francisco Administrative Code Chapter 31, the Responses to Comments document on the Draft EIR for the Portsmouth Square Improvement Project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from:
<https://sfplanning.org/environmental-review-documents>.

A hearing before the Planning Commission to consider the certification of the Final EIR for the project will be held on Thursday, January 13, 2022. The proposed project will require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at megan.calpin@sfgov.org or 628.652.7508.

Sincerely,
Megan Calpin
Senior Environmental Planner

Megan Calpin, Senior Environmental Planner (she/her)
Environmental Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7508 | www.sfplanning.org
[San Francisco Property Information Map](#)



San Francisco
Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

December 29, 2021

Jonas Ionin
Director of Commission Affairs
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: **Responses to Comments on Draft Environmental Impact Report (EIR) for the Portsmouth Square Improvement Project**
Planning Department File No. 2018-013597ENV

Dear Mr. Ionin,

Pursuant to the San Francisco Administrative Code Chapter 31, the Responses to Comments document on the Draft EIR for the Portsmouth Square Improvement Project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>.

A hearing before the Planning Commission to consider the certification of the Final EIR for the project will be held on Thursday, January 13, 2022. The proposed project will require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at megan.calpin@sfgov.org or 628.652.7508.

Sincerely,
Megan Calpin
Senior Environmental Planner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Small Business Commission Response: BOS File Num. 211263
Date: Tuesday, December 28, 2021 9:18:59 AM
Attachments: [211263 - SBC Response.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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

From: "Birnbach, Kerry (ECN)" <kerry.birnbach@sfgov.org>
Date: Monday, December 27, 2021 at 2:38 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Subject: FW: Small Business Commission Response: BOS File Num. 211263

Hi Jonas,

Please share this with the Commission before it reviews this legislation.

Thanks,
Kerry Birnbach

She/her
Senior Policy Analyst/Commission Secretary
Office:(415) 554-6489 kerry.birnbach@sfgov.org
[Office of Small Business](#) | City and County of San Francisco



CITY AND COUNTY OF SAN FRANCISCO
LONDON BREED, MAYOR

OFFICE OF SMALL BUSINESS
REGINA DICK-ENDRIZZI, DIRECTOR

December 16, 2021

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: BOS File No. 211263 – Planning Code – Massage Establishment Zoning Controls

Small Business Commission Recommendation to the Board of Supervisors: **Support.**

Dear Ms. Calvillo,

On December 13, 2021, the Small Business Commission (SBC or Commission) heard BOS File No. 211263 – Planning Code – Massage Establishment Zoning Controls. Amy Beinart, Legislative Aide to Supervisor Ronen, provided the Commission with an update on the original legislation, BOS. File No. 210381, and reviewed the set of amendments going back to the Planning Commission for review in BOS. File No. 211263. The SBC voted (7-0) to recommend that the Board of Supervisors support the new amended legislation.

The Commission has been actively engaged in addressing the challenges that massage practitioners and establishments face within the current planning code. The Commission previously supported BOS. File No. 210381 which addressed many of these challenges, including classifying massage uses as compatible with personal services. The Commission is in support of BOS. File 211263 which would clarify and permit massage uses alongside health services. These amendments will help to codify massage services with personal services (salons, cosmetic services, health spas) and health services (chiropractic care, acupuncture).

The Commission is appreciative of the offices of Supervisor Ronen and Supervisor Mandelman for these proposals which support small businesses in the City and County of San Francisco.

Thank you for considering the Commission's recommendation. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Regina Dick-Endrizzi".

Regina Dick-Endrizzi
Director, Office of Small Business

cc: Hillary Ronen, Member of the Board of Supervisors
Tom Paulino, Mayor's Liaison to the Board of Supervisors
Rich Hillis, Director, Planning Department
Joel Koppel, President, Planning Commission
Patrick Fosdahl, Environmental Health Branch-Director, DPH
Lisa Pagan, Office of Economic and Workforce Development
Veronica Flores, Planning Department
Erica Major, Land Use and Transportation, Clerk

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1520 Lyon Street (2021-008810CUA)
Date: Monday, December 27, 2021 10:51:40 AM

Commission Affairs

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

From: Heather Hoag <hhoag2@hotmail.com>
Sent: Wednesday, December 22, 2021 11:37 AM
To: Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1520 Lyon Street (2021-008810CUA)

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

Dear SF Planning Commission,

I am writing in regard to the Conditional Use Authorization under discussion for 1520 Lyon Street, The Little School.

Since 2003, I have lived across the street from the school. I am concerned about the proposal to increase the school's capacity from 65 to 125 students. This would have a detrimental impact on the traffic and parking situation on the blocks on and around Bush-Lyon-Sutter Streets.

During pick up and drop off times, the entire block of Lyon between Bush and Sutter is often blocked by cars lined up awaiting the delivery of their children. With the increase in home deliveries in the last few years, this often means that both directions of traffic are blocked. Parents routinely block our garages or our cars in (if parked on the street) and sometimes will refuse to move as "it will just be a minute." While the staff at the school tries their best to be good neighbors and asks that their students' parents do not do this, their pleas go unheeded. I fear that allowing even more students into the school will make things even worse.

I would also like to ask that if this expansion is allowed that there is not a similar expansion of the daytime parking permits granted to the school's staff. That too seems to have increased

over the years, taking parking away from residents who need it.

Thank you for your consideration of the residents of this neighborhood.

Sincerely,
Heather Hoag

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** BOARD OF SUPERVISORS APPROVES MAYOR LONDON BREED'S STATE OF EMERGENCY DECLARATION IN THE TENDERLOIN
Date: Monday, December 27, 2021 9:23:26 AM
Attachments: [12.24.2021 Tenderloin State of Emergency.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, December 24, 2021 at 12:25 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS APPROVES MAYOR LONDON BREED'S STATE OF EMERGENCY DECLARATION IN THE TENDERLOIN

FOR IMMEDIATE RELEASE:
Friday, December 24, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

BOARD OF SUPERVISORS APPROVES MAYOR LONDON BREED'S STATE OF EMERGENCY DECLARATION IN THE TENDERLOIN

Approved Declaration allows the City to waive bureaucratic hurdles to quickly implement crucial parts of the Mayor's Tenderloin Emergency Intervention Plan

San Francisco, CA — The Board of Supervisors voted today to approve Mayor London N. Breed's State of Emergency Declaration in the Tenderloin, officially allowing the City to waive certain laws to quickly address the crisis of people dying of drug overdoses on the streets of the neighborhood as part of the Mayor's Tenderloin Emergency Intervention Plan.

Similar to the City's COVID-19 Declaration of Emergency, this action will eliminate bureaucratic barriers, allowing the City to quickly implement public health solutions relating to the health and safety of the people in the Tenderloin. The overdose problem has worsened, particularly over the course of the COVID-19 pandemic, but the recent rapidly deteriorating conditions in the Tenderloin caused by the opioid crisis put the lives of San Franciscans in serious risk.

"The Tenderloin needs change, and that requires us to do things different," said Mayor Breed. We showed during COVID that when we're able to use an Emergency Declaration to cut through the bureaucracy and barriers that get in the way of decisive action, we can get things

done and make real, tangible progress. It will take that same focus and coordination in the Tenderloin to make a meaningful change to this neighborhood that has been held back for too long. I want to thank the members of the Board that voted to support this urgent response and who understand that the people who live in the Tenderloin deserve better and the people suffering on our streets deserve better.”

The Emergency Declaration allows the City to expedite the implementation of emergency programs like waiving rules around contract procurement and waiving zoning and planning codes to quickly open a temporary linkage site where people with substance use issues can receive behavioral health services and get off the street. The Emergency Declaration will apply to actions taken within the [boundaries of the Tenderloin Police District](#). Additionally, the Order will be amended to waive certain laws around hiring, which allows for the expedited hiring of 200 behavioral health clinicians to fill current vacancies.

“In an emergency, people need resources immediately not months from now. An emergency declaration allows San Francisco to cut through the red tape and obtain the contracts, resources and personnel to address the crisis conditions in the Tenderloin,” said Mary Ellen Carroll, Executive Director, San Francisco Department of Emergency Management. “We only have to look at our COVID response to see how an emergency declaration allowed us to quickly lease hotels, hire critical staff and establish testing and vaccine sites. Today’s action will expedite the opening of a linkage center and other essential resources.”

“Overdose deaths are a public health crisis in the Tenderloin neighborhood that requires an urgent and compassionate response,” said Dr. Grant Colfax, Director of Health. “San Francisco has shown what we can achieve when we come together for a common public health goal. At the Department of Public Health, we have evidence-based health tools to support people with mental health and substance use disorders. These tools save lives and support our residents on their path to wellness and recovery. The Emergency Declaration provides us with a critical opportunity to greatly expand our services and connect many more people to resources, care, treatment, and safety.”

“We are grateful that the City and the Mayor will now have the tools needed to address the public health emergency in the Tenderloin,” said Simon Bertrang, Executive Director, Tenderloin Community Benefit District. “We saw that this kind of response - led by the Department of Emergency Management - has worked to guide San Francisco through the pandemic, and now people who live and work in the Tenderloin can expect some relief from the crisis that has taken over their sidewalks.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** CITY AWARDED \$54.7 MILLION IN PROJECT HOMEKEY FUNDING TO ACQUIRE BUILDING FOR HOMELESS HOUSING
Date: Tuesday, December 21, 2021 4:01:26 PM
Attachments: [12.21.2021 Project Homekey Funding.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, December 21, 2021 at 3:35 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** CITY AWARDED \$54.7 MILLION IN PROJECT HOMEKEY FUNDING TO ACQUIRE BUILDING FOR HOMELESS HOUSING

FOR IMMEDIATE RELEASE:
Tuesday, December 21, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

CITY AWARDED \$54.7 MILLION IN PROJECT HOMEKEY FUNDING TO ACQUIRE BUILDING FOR HOMELESS HOUSING

State grant will fund the recently approved purchase of 1321 Mission Street for Permanent Supportive Housing, advancing the next phase of Mayor Breed's Homelessness Recovery Plan

San Francisco, CA — Today, the California Department of Housing and Community Development announced that San Francisco was awarded \$54.7 million in capital and operating costs from the State's Project Homekey to purchase a 160-room residential building at 1321 Mission Street to operate as Permanent Supportive Housing (PSH). Today's award is in addition to the \$76.89 million that San Francisco was awarded in 2020 Homekey funds to purchase and operate Hotel Diva and the Granada Hotel.

The acquisition of this hotel is part of Mayor Breed's historic Homelessness Recovery Plan, which includes the largest one-time expansion of PSH in 20 years.

"As we continue to push forward with our Homelessness Recovery Plan, we must take advantage of every opportunity and resource we have to ensure that all people receive the housing and support they need," said Mayor London Breed. "I want to thank Governor Newsom for continuing to advance Project Homekey and for pushing for policies to support our homeless residents during one of the most challenging times in our state's history."

Today's announcement applies to the next round of \$113 million in Homekey funding for five projects statewide. Homekey, backed by \$1.3 billion in newly available and eligible funding through the State budget, will allow for the largest expansion of housing for people experiencing homelessness in recent history while addressing the continuing health and social service needs of homeless residents, which have been exacerbated by the COVID-19 pandemic.

Acquisitions of hotels to house formerly homeless residents is a key part of the Mayor's plans to expand permanent supportive housing in San Francisco. The City has already brought online over 360 units of PSH through the 2020 Homekey Grant Program at Hotel Diva and the Granada Hotel, and this Fall, the Board of Supervisors and Mayor 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. The City continues to explore more options for purchasing sites.

"The Mayor and Governor believe that housing is the solution to homelessness," said Shireen McSpadden, Executive Director of the Department of Homelessness and Supportive Housing. "It is critical that we provide more housing, shelter, prevention and diversion for those experiencing homeless in our community."

"We have a unique opportunity right now to direct both state and local resources to tackle one of our most pervasive issues: homelessness. This \$54 million in Homekey funding is a huge win for our city. We need to urgently deliver on increasing permanent supportive housing stock in San Francisco and transitioning people off the streets and into housing," said District 6 Supervisor Matt Haney.

As part of Mayor Breed's bold Homelessness Recovery Plan, the City has committed to acquiring or leasing 1,500 new units of PSH and expanding shelter options for people living outdoors. In total, the City will make 6,000 placements in housing and shelter available for people experiencing homelessness, including 4,500 placements in PSH.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: New legislation re: behested payments
Date: Monday, December 20, 2021 9:10:46 AM

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

From: "Yang, Austin (CAT)" <Austin.Yang@sfcityatty.org>
Date: Friday, December 17, 2021 at 10:45 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Cc: Dan Sider <dan.sider@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, Lisa Gibson <lisa.gibson@sfgov.org>, AnMarie Rodgers <anmarie.rodgers@sfgov.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>
Subject: New legislation re: behested payments

Good morning Planning Commissioners, Director Hillis, and Planning senior staff, Congratulations on completing the 2021 Planning Commission calendar! It's a great achievement to have done so much, especially in the remote environment (kudos to Jonas and his team). I hope that everyone enjoys some well-deserved time off this holiday season.

I want to let you know about a new ordinance that may impact you. On Tuesday, the Board passed legislation prohibiting City officials (including elected officials, dept heads, commissioners, and any City employee who files a Form 700) from soliciting behested payments from an "interested party." This is a departure from the current rule – today, behested payments are not subject to any prohibitions, but to the extent they are sought by elected officials, dept heads, and commissioners, they may be subject to reporting requirements. We expect the legislation to go into effect at the end of January.

As background, a "behested payment" is a contribution or donation (of either money, services or goods) from a private party to either a nonprofit organization or a government agency.

The legislation creates five categories of "interested parties" from whom City officials may no longer solicit behested payments: (1) any party, participant or agent of a party or participant involved in a proceeding regarding administrative enforcement, a license, a permit, or other entitlement for use; (2) city contractors; (3) any person who attempted to influence a City

official in any legislative or administrative action; (4) lobbyists; and (5) permit consultants (aka permit expeditors). These interested parties would generally need some nexus with the Planning department to become “off limits” for behested payment asks.

Please share this information with any of your employees who file form 700s, and let me know if you have any questions about this new legislation.

We look forward to continuing to work with you in the new year. Happy holidays!

NOTE: I will be out of the office from 12/23/21 to 1/2/22.

**PRIVILEGED & CONFIDENTIAL:
ATTORNEY-CLIENT COMMUNICATION;
ATTORNEY WORK PRODUCT**

Austin M. Yang

Deputy City Attorney
Office of City Attorney David Chiu
1 Dr. Carlton B. Goodlett Place, Suite 234
(415) 554-6761 | austin.yang@sfcityatty.org
www.sfcityattorney.org
Find us on: [Facebook](#) [Twitter](#) [Instagram](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED DECLARES STATE OF EMERGENCY IN THE TENDERLOIN
Date: Monday, December 20, 2021 9:10:28 AM
Attachments: [Emergency Declaration - Tenderloin.pdf](#)
[12.17.2021 Tenderloin State of Emergency.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, December 17, 2021 at 11:00 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED DECLARES STATE OF EMERGENCY IN THE TENDERLOIN

FOR IMMEDIATE RELEASE:
Friday, December 17, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
MAYOR LONDON BREED DECLARES STATE OF EMERGENCY IN THE TENDERLOIN

Official Declaration allows the City to waive bureaucratic hurdles to quickly implement crucial parts of the Mayor's Tenderloin Emergency Intervention Plan

San Francisco, CA — Today Mayor London N. Breed declared an official State of Emergency in the Tenderloin, allowing the City to waive certain laws to quickly address the crisis of people dying of drug overdoses on the streets of the neighborhood as part of the Mayor's Tenderloin Emergency Intervention Plan. Similar to the City's COVID-19 Declaration of Emergency, this action will eliminate bureaucratic barriers, allowing the City to quickly respond to the conditions relating to the health and safety of the people in the Tenderloin. The overdose problem has worsened, particularly over the course of the COVID-19 pandemic, but the recent rapidly deteriorating conditions in the Tenderloin caused by the opioid crisis put the lives of San Franciscans in serious risk.

The Emergency Declaration allows the City to expedite the implementation of emergency programs like waiving rules around contract procurement and waiving zoning and planning codes to quickly open a temporary linkage site where people with substance use issues can receive behavioral health services and get off the street. The Emergency Declaration will apply to actions taken within the [boundaries of the Tenderloin Police District](#).

"The situation in the Tenderloin is an emergency and it calls for an emergency response," said

Mayor London Breed. “We showed during COVID that when we’re able to use an Emergency Declaration to cut through the bureaucracy and barriers that get in the way of decisive action, we can get things done and make real, tangible progress. We will use that focus and coordination to disrupt the illegal activity in the neighborhood, to get people the treatment and support they need, and to make the Tenderloin a safer, more livable place for the families and children who call the neighborhood home.”

The Declaration of Emergency must be ratified by the Board of Supervisors within the next seven days, and will exist for no longer than 90 days.

“We are losing over two people a day to drug overdoses, mostly to fentanyl, and mostly in the Tenderloin and SoMa. This is a public health emergency demanding a crisis level response, with massive urgency, coordination, and determination to confront this epidemic. We've demonstrated during the pandemic that our city can step up with solutions to match the scale and threat of a deadly epidemic. We need an emergency response for drug overdoses, with immediate rapid crisis intervention, outreach and coordination on our streets, with expanded treatment and detox. We have to act now with everything we have to save lives. This official declaration of an emergency will give us the tools we need to respond with the speed and scale required,” said Supervisor Matt Haney.

The Tenderloin Emergency Intervention plan is a three-phased approach to creating a healthier, safer neighborhood. The first phase, which has been underway, has included critical problem definition, neighborhood assessments, community stakeholder engagement, targeted enforcement interventions, and infrastructure improvements. The second phase, which began earlier this week and will continue through the beginning of 2022, focuses on direct intervention for the most destructive problems facing the Tenderloin. The State of Emergency will allow operations during this phase to be more quickly implemented, including prioritization of connections to existing social and health services, more coordinated enforcement and disruption of illegal activities, and streamlined infrastructure response and improvements. The final phase of this intervention focuses on transitioning to sustained operations, which will help keep streets safe and accessible for everyone who calls the Tenderloin home.

“In an emergency, people need resources immediately not months from now. An emergency declaration allows San Francisco to cut through the red tape and obtain the contracts, resources and personnel to address the crisis conditions in the Tenderloin,” said Mary Ellen Carroll, Executive Director, San Francisco Department of Emergency Management. “We only have to look at our COVID response to see how an emergency declaration allowed us to quickly lease hotels, hire critical staff and establish testing and vaccine sites. Today’s action will expedite the opening of a linkage center and other essential resources.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#)
Subject: FW: For Review: Please relay to all Commissioners
Date: Monday, December 20, 2021 8:49:17 AM
Attachments: [COVID 41st Emergency Supplement.pdf](#)
[38th Supplement Vax requirements 100821.pdf](#)
[12.18.2021 Letter Final.pdf](#)

FYI

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

From: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Date: Friday, December 17, 2021 at 4:51 PM
To: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Subject: For Review: Please relay to all Commissioners

Dear Commission Secretaries and Colleagues:

Kindly forward the attached letter from the Chief of Staff to Mayor London Breed, Sean Elsbernd (and the two attachments) to your City Policy Body members. Please consult with your Deputy City Attorney if you have any questions about the applicability of these documents and requirements.

I will soon be sending you additional information and resources for conducting in-person meetings again once they are permitted under the Emergency Order. Until then, Happy Holidays to you.

Warmest Regards,

Tyra Fennell (she/her)
Director of Commissions and Community Relations
(415) 554-6696 | tyra.fennell@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco



**FORTY-FIRST SUPPLEMENT TO MAYORAL PROCLAMATION DECLARING
THE EXISTENCE OF A LOCAL EMERGENCY DATED FEBRUARY 25, 2020**

WHEREAS, California Government Code Sections 8550 et seq., San Francisco Charter Section 3.100(14) and Chapter 7 of the San Francisco Administrative Code empower the Mayor to proclaim the existence of a local emergency, subject to concurrence by the Board of Supervisors as provided in the Charter, in the case of an emergency threatening the lives, property or welfare of the City and County or its citizens; and

WHEREAS, On February 25, 2020, the Mayor issued a Proclamation (the “Proclamation”) declaring a local emergency to exist in connection with the imminent spread within the City of a novel (new) coronavirus (“COVID-19”); and

WHEREAS, On March 3, 2020, the Board of Supervisors concurred in the Proclamation and in the actions taken by the Mayor to meet the emergency; and

WHEREAS, During the local emergency, as authorized by State and local law, City boards, commissions, and advisory bodies have met remotely with very limited exceptions, and members of the public have observed and participated in meetings by phone or through online platforms. The Twenty-Fourth Supplement to the Mayor’s Proclamation, issued July 31, 2020, required that public meetings of City commissions, boards, and advisory bodies other than the Board of Supervisors and its committees occur by teleconference or other electronic means without providing a physical meeting place. That order authorized the Mayor to waive the requirement and allow members of such a body to convene at a physical location for the sole purpose of discussing and/or taking action on an item concerning a personnel matter. The order has remained in effect since July 31, 2020; and

WHEREAS, Although it is difficult to predict how the pandemic will progress in the coming months, the Mayor anticipates that the City will likely be in a position to allow City commissions, boards, and advisory bodies to begin meeting in person again on February 28, 2022, and that members of the public will be invited to observe and participate in those meetings in person, and by phone or through online platforms as well for many of those meetings; and

WHEREAS, Despite the well-documented public health justifications for most commissions, boards, and advisory bodies to continue meeting remotely during the



months of January and February, there are some situations in which the public interest would be best served by allowing a body to meet in person, either with or without members of the public present at the same location, with appropriate health precautions. For example, in some circumstances a board or commission conducting a quasi-adjudicatory hearing may be able to more effectively take evidence or testimony from witnesses in person. And for some boards and commissions, in-person meetings in the community serve a critical and necessary function. Most notably, the Charter requires the Redistricting Task Force (“Task Force”) to convene once every ten years to consider and redraw Supervisorial district lines. The Task Force must approve final district maps before April 15, 2022. Historically, the Task Force and the public have benefitted tremendously from the Task Force holding in-person meetings in neighborhoods to hear directly from residents where they live; and

WHEREAS, As set forth in the Thirty-Eighth Supplement to the Mayor’s Proclamation, to protect City employees and members of the public participating in in-person meetings from the risk of COVID-19 transmission, it is in the public interest to require members of City boards, commissions, and advisory bodies to be fully vaccinated against COVID-19 before they begin to meet in person. For that reason, the Thirty-Eighth Supplement required members of City Policy Bodies (as defined below in Section 2 of this Order) to submit to the City proof of their vaccination status by December 15, 2021, and prohibited members of City Policy Bodies from attending or participating in any in-person meetings unless they are fully vaccinated; and

WHEREAS, To ensure that the City is fully prepared for City Policy Bodies to begin meeting safely in person on February 28, 2022, it is critical that policy body members be fully vaccinated by no later than January 31, 2022. The January 31, 2022 deadline will provide adequate time for the Mayor, Board of Supervisors, or other appointing authorities to decide to remove unvaccinated policy body members from office and to replace them with qualified members who are fully vaccinated; and

WHEREAS, Consistent with recommendations from the San Francisco Health Officer and other public health authorities, policy body members are strongly urged to receive a booster vaccination as soon as they are eligible to do so;



NOW, THEREFORE,

I, London N. Breed, Mayor of the City and County of San Francisco, proclaim that there continues to exist an emergency within the City and County threatening the lives, property or welfare of the City and County and its citizens;

In addition to the measures outlined in the Proclamation and in the Supplements to the Proclamation issued on various dates, it is further ordered that:

(1) Section 2 of the Twenty-Fourth Supplement to the Emergency Proclamation is revised and replaced as follows:

Public meetings of City commissions, boards, and advisory bodies other than the Board of Supervisors and its committees must comply with the following conditions for all public meetings:

(a) Except as provided in sections (b), (c) and (d) below, the meetings must occur by teleconference or other electronic means without providing a physical meeting place, and the commission, board, or advisory body must comply with all applicable laws governing public meetings during the emergency, including allowing public observation and participation.

(b) Upon written request from the chairperson of a board or commission, the Mayor or the Mayor's designee may, by a written notice or letter provided to the chairperson, waive the requirement in subsection (a) and allow members of the board or commission to convene at a physical location for the sole purpose of discussing and/or acting on an item concerning a personnel matter. But, the board or commission must not provide a physical location for members of the public to attend and must comply with all applicable requirements concerning public observation and participation.

For any meeting allowed by the Mayor under this subsection (b), all of the following conditions apply: All members of the board or commission attending the meeting must be Fully Vaccinated, as defined in Section 2 of this Supplement. The board or commission members and other participants must comply with all applicable health orders, guidance or directives from the Department of Human Resources, and rules governing the use of the facility in which the meeting occurs.



(c) Beginning January 8, 2022, the Redistricting Task Force may convene at a physical location for regular or special meetings, without advance permission from the Mayor. All Task Force members attending an in-person meeting must be Fully Vaccinated, as defined in Section 2 of this Supplement. No members of the Task Force may attend an in-person meeting remotely by teleconference or other electronic means. The Task Force shall ensure that members of the public may observe the meeting remotely by electronic means and shall offer an opportunity for members of the public to provide public comment remotely by phone or through online platforms. The Task Force may also allow members of the public to attend meetings in person and provide public comment at the same location. The Task Force members, City staff and consultants, and members of the public attending in-person meetings shall comply with all applicable health orders, guidance or directives from the Department of Human Resources, and rules governing the use of the facility in which the meeting occurs.

(d) Upon written request from the chairperson of a board, commission, or advisory body demonstrating that holding an in-person meeting would provide a significant benefit to the public, the Mayor may, by a written notice or letter provided to the chairperson, waive the requirement in subsection (a) and allow members of the board, commission, or advisory body to convene at a physical location for a specific meeting. The chairperson must submit the written request at least 14 calendar days before the date of the proposed in-person meeting, and the written request must (i) include an explanation of the special need for an in-person meeting and the reasons an in-person meeting would provide a significant benefit to the public, (ii) describe the proposed meeting location, (iii) state whether members of the public will be permitted to attend the in-person meeting, and (iv) describe measures the board, commission, or advisory body will take to minimize the risk of COVID-19 transmission at the meeting.

For any meeting allowed by the Mayor under this subsection (d), all of the following conditions apply: All members of the board, commission, or advisory body attending the meeting must be Fully Vaccinated, as defined in Section 2 of this Supplement. No members of the body may attend the meeting remotely by teleconference or other electronic means. The board, commission, or advisory body must ensure that members of the public may observe the meeting remotely and must offer an opportunity for members of the public to provide public comment remotely by phone or through online platforms. With the written consent of the Mayor, the board, commission, or advisory body may also allow members of the public to attend the meeting in person and provide public comment at the same location. The body's members and other



participants and members of the public must comply with all applicable health orders, guidance or directives from the Department of Human Resources, and rules governing the use of the facility in which the meeting will occur.

(e) This Order shall remain in place during the local emergency, unless terminated earlier by the Mayor or the Board of Supervisors.

(2) Vaccination Deadline for Members of City Policy Bodies.

(a) For purposes of this Order, the following definitions apply, consistent with the definitions in the Thirty-Eighth Supplement to the Mayor's Proclamation:

“Fully Vaccinated” and “Full Vaccination” mean two weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization. For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson's Janssen COVID-19 vaccine. A list of FDA authorized vaccines is available at <https://www.fda.gov/emergency-preparedness-and-response/coronavirus-disease-2019-covid-19/covid-19-vaccines>. A list of WHO authorized vaccines is available at <https://extranet.who.int/pqweb/vaccines/covid-19-vaccines>.

“City Policy Body” means a City board, commission, committee, task force, or other legislative or policy body established by the Charter, City ordinance, or California statute and that is subject to the open meeting requirements of the Ralph M. Brown Act (Cal. Govt. Code §§ 54950 et seq.). “City Policy Body” also means all subcommittees of bodies described in the preceding sentence. “City Policy Body” does not include passive meeting bodies under Administrative Code Section 67.4, other City bodies that were not established through legislation, bodies whose jurisdiction is not limited to the City (e.g., Association of Bay Area Governments Executive Board, Bay Area Air Quality Management District Board, Transbay Joint Powers Authority Board, and Metropolitan Transportation Commission), and bodies that govern agencies distinct from the City (e.g., Board of Education, Governing Board of the Community College District, Housing Authority Commission, Law Library Board of Trustees, Parking Authority, Health Authority, Local Agency Formation Commission, Commission on Community



Investment and Infrastructure, and Oversight Board of the Successor Agency to the San Francisco Redevelopment Agency).

(b) In addition to the requirements imposed in the Thirty-Eighth Supplement to the Mayor's Proclamation, all members of City Policy Bodies must be Fully Vaccinated by no later than January 31, 2022. Any member of a City Policy Body who is not Fully Vaccinated on February 1, 2022 will be deemed unqualified for office. Failure of a City Policy Body member to be Fully Vaccinated on or after February 1, 2022 shall be official misconduct.

(c) This Order shall remain in place during the local emergency unless terminated earlier by the Mayor or the Board of Supervisors.

DATED: December 17, 2021

A handwritten signature in blue ink that reads "London N. Breed".

London N. Breed
Mayor of San Francisco



December 17, 2021

Dear Commissioners:

I hope you and your families all are all doing well, staying safe, and enjoying a wonderful Holiday Season thus far.

I write to provide you with important reminders regarding vaccination and reporting requirements applicable to all "City Policy Body"¹ members, and to inform you of updates and newly-issued amendments to the Mayor's Emergency Order (see the attached "Forty-First Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020" ("Supplement")) specific to the resumption of in-person public meetings.

Vaccination and Reporting Requirements for All Policy Body Members

We unfortunately continue to see new surges in COVID-19 cases and highly contagious mutations thereof; so it is critically incumbent upon us all to take measures that we know are scientifically proven to be effective at protecting ourselves, each other and our loved ones from the virus and severe illness or death.

In addition to the requirements imposed in the Thirty-Eighth Supplement to the Mayor's Proclamation (attached, for your ease of reference), **all members of City Policy Bodies are required to be fully vaccinated against COVID-19 and report that status in the City's personnel system no later than January 31, 2022** in order to protect City employees and contractors, policy body members and members of the public from the risk of COVID-19 transmission as we return to in-person public meetings. Further, no member of a City Policy Body may attend or participate in any in-person meeting of the City Policy Body unless the member is Fully Vaccinated except in very limited circumstances as otherwise provided.²

Thank you to the majority of commissioners who have already reported compliance with the City's vaccination mandate. We very much appreciate your understanding as the City seeks ways to protect and further public health during these unprecedented times.

¹ "City Policy Body" is defined in the attached "Thirty-Eighth Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020" ("Supplement") as follows: "[Any] City board, commission, committee, task force, or other legislative or policy body established by the Charter, City ordinance, or California statute and that is subject to the open meeting requirements of the Ralph M. Brown Act (Cal. Govt. Code §§ 54950 et seq.). 'City Policy Body' also means all subcommittees of bodies described in the preceding sentence. 'City Policy Body' does not include passive meeting bodies under Administrative Code Section 67.4, other City bodies that were not established through legislation, bodies whose jurisdiction is not limited to the City [...], and bodies that govern agencies distinct from the City [...]." Please see your secretary/departmental administrative support staff if you have questions about the applicability of this definition to your meeting body.

² "Fully Vaccinated" as defined in the attached Supplement at page 6 means: "[T]wo weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization.



For those who have not yet complied, please understand that any City Policy Body Member who is not Fully Vaccinated by February 1, 2022 will be **deemed unqualified for service**, and their failure to be Fully Vaccinated will be **official misconduct** and could therefore **subject them to removal procedures**.

Resumption of In-Person Meetings for All City Policy Bodies

As also reflected in the attached Supplement, all City Policy Bodies will resume in-person meetings on **Monday, February 28th**.

However, despite the well-documented public health justifications for most City Policy Bodies to continue meeting remotely during the months of January and February, there are some situations in which the public interested would be best served by allowing a body to meet in person, with appropriate health precautions. Therefore, beginning in January, in-person meetings will be permitted in the following limited circumstances and subject to additional requirements: to consider an item concerning a personnel matter; for regular or special meetings of the Redistricting Task Force; and with approval by the Mayor upon written request from a City Policy Body chairperson adequately demonstrating that holding an in-person meeting would provide a significant benefit to the public.

Continued Public Virtual Participation

In response to various community groups and stakeholders, the Mayor's Office is funding positions in the Department of Technology ("DT") to continue to support hybrid meetings (City Policy Body members attend in person, and members of the public may attend in person or remotely at their option) for all City Policy Bodies on a pilot basis to the extent feasible and subject to the availability of required technological infrastructure in meeting rooms, beginning February 28th.

We understand that this may present some challenges for managing hybrid meetings, notwithstanding DT's support of the virtual platform. The Mayor's Office is working with the City Attorney and others on advice for managing remote public comment during in-person meetings to ensure continued meaningful but reasonable opportunities for public comment. We will be providing further guidance to City Policy Body staff shortly.



Conclusion

Thank you again for your compliance with the City's mandates and policies during these challenging times. We very much appreciate your continued dedication, service and hard work towards the benefit and well-being of San Franciscans, your fellow Policy Body members, City employees and the general public.

The Mayor and Members of the Board of Supervisors would greatly appreciate any advance notice that you can provide in the event that you do not intend to meet the vaccination and reporting requirements, or you do not wish to continue to serve on your City Policy Body, or if you are no longer eligible to serve on your City Policy Body (e.g., no longer live in San Francisco, etc.). Providing as much advance notice as possible will assist in mitigating any impacts resulting from vacancies or quorum issues that could otherwise impact the important work of your fellow City Policy Body members. Please contact Tyra Fennell, Director of Commissions and Community Relations at 415-554-6696 or tyra.fennell@sfgov.org to that end.

You may contact Ms. Fennell with any general questions or concerns regarding these policies and requirements. Ms. Fennell will be reaching out to the City Policy Body secretaries to provide them with information and required resources as well.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Sean Elsbernd".

Sean Elsbernd
Chief of Staff to Mayor London Breed

Attachments (2)

- Forty-First Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020 Amended Emergency Order
- Thirty-Eight Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020



**THIRTY-EIGHTH SUPPLEMENT TO MAYORAL PROCLAMATION
DECLARING THE EXISTENCE OF A LOCAL EMERGENCY DATED
FEBRUARY 25, 2020**

WHEREAS, California Government Code Sections 8550 et seq., San Francisco Charter Section 3.100(14) and Chapter 7 of the San Francisco Administrative Code empower the Mayor to proclaim the existence of a local emergency, subject to concurrence by the Board of Supervisors as provided in the Charter, in the case of an emergency threatening the lives, property or welfare of the City and County or its citizens; and

WHEREAS, On February 25, 2020, the Mayor issued a Proclamation (the “Proclamation”) declaring a local emergency to exist in connection with the imminent spread within the City of a novel (new) coronavirus (“COVID-19”); and

WHEREAS, On March 3, 2020, the Board of Supervisors concurred in the Proclamation and in the actions taken by the Mayor to meet the emergency; and

WHEREAS, On March 4, 2020, Governor Gavin Newsom proclaimed a state of emergency to exist within the State due to the threat posed by COVID-19; and

WHEREAS, On March 6, 2020, the Health Officer declared a local health emergency under Section 101080 of the California Health and Safety Code, and the Board of Supervisors concurred in that declaration on March 10, 2020; and

WHEREAS, The U.S. Center for Disease Control advises that the vaccinations approved for use in the United States to control COVID-19 prevent severe illness, hospitalization, and death. The California Public Health Officer issued an order on August 5, 2021, requiring most workers in health care facilities to be vaccinated by September 30, 2021. On August 24, 2021, the San Francisco Health Officer issued an order limiting access to designated high-risk settings, such as acute care hospitals, skilled nursing facilities, residential care facilities for the elderly, homeless shelters, and jails, to personnel who have received their final dose of vaccine by September 30, 2021. The Health Officer’s order further prohibited personnel who may occasionally or intermittently enter those designated high-risk settings in the course of their work from entering such facilities after October 13, 2021, if those employees are not fully vaccinated; and



WHEREAS, To protect the health and safety of City employees and the public, and to comply with legal mandates, the City required all City employees to report their vaccination status by July 29, 2021. For employees who reported their status as unvaccinated, City policy required them to update that status as they received vaccination for COVID-19. City policy requires all City employees to be fully vaccinated against COVID-19 no later than November 1, 2021, subject to limited exemptions for medical disability and sincerely held religious beliefs. And depending on their work duties some City employees must be fully vaccinated before November 1 under State and City health orders, including, but not limited to, the orders mentioned above. City policy also provides that employees who are not vaccinated consistent with these requirements and who do not have an approved exemption on medical or religious grounds that the department is able to reasonably accommodate will be subject to non-disciplinary separation from City employment for failure to meet a condition of City employment; and

WHEREAS, San Francisco recently experienced a surge in new COVID-19 cases and an increase in hospitalizations, mostly among people not fully vaccinated, due to the highly contagious Delta variant. Future surges may occur due to other variants, and it is critical to protecting the public health and safety and safety in the workplace that all eligible individuals obtain vaccinations as soon as possible to protect them from COVID-19; and

WHEREAS, The City contracts with many third-parties to perform work and provide services at City facilities and other locations. Some employees of contractors or subcontractors working under these agreements may spend time working in close proximity to City employees. To help protect those City employees from the risk of COVID-19 transmission by contractors and subcontractors, it is in the public interest to require City contractors and subcontractors to ensure their employees who work in such settings prove that they have been fully vaccinated against COVID-19, as soon as possible but no later than December 31, 2021; and

WHEREAS, During the local emergency, as authorized by state and local law, City boards, commissions, and advisory bodies have met remotely with very limited exceptions, and members of the public have observed and participated in meetings by phone or through online platforms. In light of improving public health indicators, it is anticipated that in-person public meetings of these City bodies will resume in the near future. Most meetings of City boards, commissions, and policy bodies are staffed by City employees, and City employees regularly present to such bodies and sit in close



proximity to members of these bodies during meetings. To protect City employees and members of the public participating in these meetings from the risk of COVID-19 transmission, it is in the public interest to require members of City boards, commissions, and advisory bodies to prove that they are fully vaccinated against COVID-19, as soon as possible but no later than January 1, 2022. Because of the location and nature of indoor in-person meetings and the extended close interactions that members of these bodies have with other members and the public, it is infeasible to accommodate members who are unvaccinated by granting exceptions to the vaccination requirement in this Order;

NOW, THEREFORE,

I, London N. Breed, Mayor of the City and County of San Francisco, proclaim that there continues to exist an emergency within the City and County threatening the lives, property or welfare of the City and County and its citizens;

In addition to the measures outlined in the Proclamation and in the Supplements to the Proclamation issued on various dates, it is further ordered that:

(1) Vaccination Requirements for City Contractors and Subcontractors.

(a) For purposes of this Order, the following definitions apply:

“Contract” means an agreement between the City and any other entity or individual and any subcontract under such agreement, where Covered Employees of the Contractor or Subcontractor work in-person with City employees in connection with the work or services performed under the agreement at a City owned, leased, or controlled facility. Such agreements include professional services contracts, general services contracts, public works contracts, and grants. “Contract” includes such agreements currently in place or entered into during the term of this order. “Contract” does not include an agreement with a state or federal governmental entity or agreements that do not involve the City paying or receiving funds.

“Contractor” means any individual or legal entity that enters into a Contract with the City.



“Covered Employee” means any person employed by a Contractor or Subcontractor whose job duties require the employee to work in close proximity to City employees for a substantial amount of the employee’s working hours.

“Fully Vaccinated” means two weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization. For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson’s Janssen COVID-19 vaccine. A list of FDA authorized vaccines is available at <https://www.fda.gov/emergency-preparedness-and-response/coronavirus-disease-2019-covid-19/covid-19-vaccines>. A list of WHO authorized vaccines is available at <https://extranet.who.int/pqweb/vaccines/covid-19-vaccines>.

“Qualifying Medical Reason” means a medical condition or disability recognized by the FDA or CDC as a contra-indication to COVID-19 vaccination.

“Religious Beliefs” means a sincerely held religious belief, practice, or observance protected by state or federal law.

“Subcontractor” means any individual or legal entity that performs services under a Contract.

(b) As soon as possible but no later than December 31, 2021, Contractors must ensure that all Covered Employees are Fully Vaccinated, or have a valid exemption based on a Qualifying Medical Reason or Religious Beliefs that can be reasonably accommodated with appropriate safety precautions consistent with those that the City affords at the City work setting.

(c) Within 14 days of the date of this Order, the City Administrator shall issue a Vaccination Policy for City Contractors (“Vaccination Policy”). The Vaccination Policy shall create processes and procedures for City departments to implement and enforce the requirement of subsection (b) and shall provide guidance to City departments and Contractors as the City Administrator deems necessary. The Vaccination Policy shall authorize Contractors and Subcontractors to grant exemptions to Covered Employees for Qualifying Medical Reasons or Religious Beliefs, provided that any exemption from the



vaccination requirement complies with local and state health orders and that any accommodation the Contractor or Subcontractor grants is consistent with the availability of accommodations for City employees working at the same worksite. The Vaccination Policy may impose additional health and safety requirements, such as periodic testing and masking, for Covered Employees for whom a Contractor or Subcontractor grants an exemption from the vaccination requirement based on Qualifying Medical Reasons or Religious Beliefs. The Vaccination Policy shall create a process for City departments to grant waivers to Contractors from compliance with subsection (b) and shall specify the allowable bases for such waivers.

(d) The City Administrator is delegated authority to modify the definition of Fully Vaccinated under this Order, upon the prior written approval of the Health Officer. The City Administrator is further delegated authority to modify the definition of Contract under this order, with written consent of the Mayor or the Mayor's designee upon a determination that such modification is necessary or appropriate to further the intent of this Order.

(e) In addition to applying to all Contracts in place on the date of this Order, beginning on January 1, 2022, City departments shall require as a condition of any new Contract the City enters into during the term of this Order that the Contractor comply with the City Administrator's Vaccination Policy and that the Contractor require any Subcontractor to comply with the City Administrator's Vaccination Policy.

(f) This Order does not supersede the Safer Return Together Order or any other order or directive of the Health Officer, or any other, state or federal orders or laws, and to the extent any of those orders or laws are more protective of public health or safety than this order, they control. Also, this Order does not supersede the policy of any City department that has implemented a policy to ensure compliance with orders or directives of the Health Officer, or any state or federal orders or laws with respect to facilities under the department's control, to the extent such policy is more protective of public health or safety than this Order. This Order does not supersede the policy of the San Francisco International Airport regarding vaccination of the on-site personnel of Airport tenants or contractors.

(g) This Order shall remain in place during the local emergency unless terminated earlier by the Mayor or the Board of Supervisors.



(2) Vaccination Requirements for Members of City Policy Bodies.

(a) For purposes of this Order, the following definitions apply:

“Fully Vaccinated” and “Full Vaccination” mean two weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization. For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson’s Janssen COVID-19 vaccine. A list of FDA authorized vaccines is available at <https://www.fda.gov/emergency-preparedness-and-response/coronavirus-disease-2019-covid-19/covid-19-vaccines>. A list of WHO authorized vaccines is available at <https://extranet.who.int/pqweb/vaccines/covid-19-vaccines>.

“City Policy Body” means a City board, commission, committee, task force, or other legislative or policy body established by the Charter, City ordinance, or California statute and that is subject to the open meeting requirements of the Ralph M. Brown Act (Cal. Govt. Code §§ 54950 et seq.). “City Policy Body” also means all subcommittees of bodies described in the preceding sentence. “City Policy Body” does not include passive meeting bodies under Administrative Code Section 67.4, other City bodies that were not established through legislation, bodies whose jurisdiction is not limited to the City (e.g., Association of Bay Area Governments Executive Board, Bay Area Air Quality Management District Board, Transbay Joint Powers Authority Board, and Metropolitan Transportation Commission), and bodies that govern agencies distinct from the City (e.g., Board of Education, Governing Board of the Community College District, Housing Authority Commission, Law Library Board of Trustees, Parking Authority, Health Authority, Local Agency Formation Commission, Commission on Community Investment and Infrastructure, and Oversight Board of the Successor Agency to the San Francisco Redevelopment Agency).

(b) By no later than October 31, 2021, each City department that provides administrative support to one or more City Policy Bodies (“Supporting Department”) shall submit to the Department of Human Resources a list of the City Policy Bodies that the Supporting Department supports and the name of each member of each such City Policy Body. Each City department shall timely submit updated information of the names of the members of



each such City Policy Body to reflect any changes in the composition of each such City Policy Body. The Department of Human Resources shall take any necessary steps to ensure that each City Policy Body member may provide information about their vaccination status in the City's People & Pay portal as required in section (c).

(c) By no later than December 15, 2021, every member of a City Policy Body must submit information to the City's People & Pay portal stating whether the member is Fully Vaccinated, or must provide such information to the Supporting Department to submit to the portal. If the member is Fully Vaccinated, the member must provide any documentary verification requested by the City. If the member is not Fully Vaccinated on December 15, 2021, the member must report whether the member intends to become Fully Vaccinated, the date that the member anticipates becoming Fully Vaccinated, and any additional information required by the City. The department head of each Supporting Department shall designate one or more individuals to review information in the portal regarding the vaccination status of each City Policy Body member. In the discretion of the Human Resources Director, the Department of Human Resources is authorized to issue guidance specifying alternative means other than the portal for City Policy Body members to submit information about their vaccination status.

(d) On and after January 1, 2022, no member of a City Policy Body may attend or participate in an in-person meeting of the City Policy Body unless the member is Fully Vaccinated. To the extent local or State law requires members of the City Policy Body to be physically present at the in-person meeting, the member who is not Fully Vaccinated may not attend and shall be marked absent from the meeting.

(e) Violations of section (c) or (d) of this Order shall be official misconduct.

(f) This Order shall remain in place during the local emergency unless terminated earlier by the Mayor or the Board of Supervisors.

DATED: October 8, 2021

A handwritten signature in blue ink that reads "London Breed".

London N. Breed
Mayor of San Francisco

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for December 23 & 30, 2021
Date: Friday, December 17, 2021 9:45:48 AM
Attachments: [20211223_30_cancel.docx](#)
[20211223_30_cancel.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20211223.xlsx](#)

Commissioners,
Attached are your Calendars for December 23 & 30, 2021.

I would like to congratulate you on a very productive 2021. Your attention and patience thru all our remote hearings was integral in moving the City's business forward. Looking to a return to City Hall in 2022. Enjoy the break.

Wishing you all a very Merry Christmas and Happy New Year!

Cheers,

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAI INTRODUCE AFFORDABLE HOMES NOW BALLOT MEASURE TO STREAMLINE THE PRODUCTION OF AFFORDABLE HOUSING
Date: Friday, December 17, 2021 9:14:02 AM
Attachments: [12.16.2021 Affordable Homes Now.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, December 16, 2021 at 11:39 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAI INTRODUCE AFFORDABLE HOMES NOW BALLOT MEASURE TO STREAMLINE THE PRODUCTION OF AFFORDABLE HOUSING

FOR IMMEDIATE RELEASE:
Thursday, December 16, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAI
INTRODUCE AFFORDABLE HOMES NOW BALLOT
MEASURE TO STREAMLINE THE PRODUCTION OF
AFFORDABLE HOUSING**

Affordable Homes Now would remove bureaucratic delays for new housing projects that either include 15% more affordable on-site units than currently required by the City or are 100% affordable

San Francisco, CA — Mayor London N. Breed and Supervisor Ahsha Safaí today announced the introduction of the “Affordable Homes Now” ballot measure for the June 2022 ballot that would streamline the production of affordable housing in order to address the housing crisis. The measure was introduced at the Board of Supervisors on Tuesday, December 14, and will require six votes to be placed on the ballot for the June election.

Affordable Homes Now would provide streamlined approval for any new housing project that is at least 25 units and either 100% permanently affordable housing or provides 15% more permanently affordable on-site affordable units than otherwise required by the City. By doing so, projects could be built months, and sometimes years, faster than the current process allows for. This would reduce the cost required to build these projects, which means more projects would be economically feasible to build and more affordable housing could be built with

limited City funds.

“San Francisco should be a leader on creating new homes in California, and this measure will help us fundamentally change how we approve housing in this City,” said Mayor Breed. “I’ve seen too many people I grew up with move away from this City or be pushed out because they can’t afford to live here, and I’m seeing that same thing happen with the next generation of young people. We need to get rid of the bureaucracy and barriers to new housing at all income levels so San Francisco can be a city for working people, for families, and for seniors who want to remain in their communities.”

“San Francisco is in the midst of a serious housing crisis. Our working families are being forced to leave the City because of the scarcity of affordable units. It is imperative that we build more housing and build it fast. This measure will ask for greater affordability and strong labor protections in exchange for a streamlined approval process – that is fair. The Mayor and I authored this legislation with working families in mind and I’m proud to support the measure as we move it toward the ballot,” said Supervisor Safaí.

Affordable Homes Now would remove significant delays in the process of building new homes by exempting projects from the discretionary review process, which can add months, and often years, to the creation of a project. The existing review process results in delays that prevent new homes from being built and increases the overall costs of projects. A study from the Turner Center at UC Berkeley found that the average time for a development to be permitted in San Francisco is roughly four years. Under Affordable Homes Now, qualifying projects would be required to be permitted within six months.

Specifically, projects that comply with existing zoning requirements, are at least 25 units, employ union labor for construction, and meet any of the following criteria would be subject to ministerial, or streamlined, approval:

- Any project that is 100% affordable housing (up to 140% of Area Median Income),
- Any project that includes 15% more affordable on-site permanently affordable units than otherwise required by the City.

For projects to qualify under Affordable Homes Now, they must include prevailing wage requirements for employees who work on the project. All projects must still comply with all building code requirements, life and safety requirements, and all other objective standards of the Planning Code.

Importantly, Affordable Homes Now would unlock housing for the “missing middle.” While San Francisco is currently creating some affordable housing at lower-income levels as well as some market-rate housing, housing for middle-income residents is largely not being built at all. Affordable Homes Now would reduce the timeline for new housing projects, making them cheaper to build and therefore able to be marketed at rents that are more affordable to middle-income residents. Additionally, it would result in more affordable housing units being constructed for low-income residents in smaller projects that otherwise may not be required to include them.

Specifically, for 100% affordable housing projects, the Mayor’s Office of Housing and Community Development estimated in 2020 that the average length of time saved for eligible projects would be between six and 18 months per project. Due to rising construction costs over time, this delay results in average project costs increasing by \$1.5 million to \$6 million, which

equates to a loss of anywhere between six and 22 affordable homes per project. These additional costs apply to all projects subject to discretionary review, regardless of whether a project is actually appealed.

“San Francisco’s bureaucracy not only delays new housing from being built, but also drives up the cost for every new home. Affordable Housing Now will reform that system to cut through years of delays and save millions of dollars for new affordable housing, which will help the City address its housing shortage,” said Todd David, Executive Director of the Housing Action Coalition.

“San Francisco has been suffering from a devastating housing shortage for too long. We can’t afford to wait any longer. We need housing built faster, and we need a process for permitting that stops enabling obstruction, that stops enabling NIMBYism, that gets us the homes we need now,” said Laura Foote, Executive Director of YIMBY Action.

“Our city has thousands living on the street and increasing numbers of San Franciscans unable to afford their home. Yet every month, badly needed affordable homes go unbuilt as a result of petty politics and a labyrinthian process. This measure would make it simple, straightforward and fast to build thousands of affordable homes in San Francisco. It can’t happen soon enough,” said Nick Josefowitz, Chief Policy Officer, SPUR.

###

From: [CPC-Commissions Secretary](#)
To: [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 628 Shotwell opposition
Date: Friday, December 17, 2021 8:13:16 AM

Commission Affairs

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

From: Derek Snarr <dsnarr@gmail.com>
Sent: Thursday, December 16, 2021 2:04 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 opposition

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 live a few blocks from 628 Shotwell, Rafael Mandelman is my supervisor. I am writing in opposition to the plan to convert that property into a single-family home.

I work in rapid rehousing for Hamilton Families, so I know how hard the members of this commission work to secure public supportive housing, and other much needed housing resources. Please consider rejecting this proposal, so that a property that has been used to address community needs can continue to do so.

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,

Derek Snarr

From: [CPC-Commissions Secretary](#)
To: [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 628 Shotwell issue
Date: Friday, December 17, 2021 8:13:07 AM

Commission Affairs

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

From: marco peris <m.peris.coppola@gmail.com>
Sent: Thursday, December 16, 2021 1:06 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 issue

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 at 499 Alabma st, just a few blocks from 628 ShotwellI 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,
Marco Peris