

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION
Date: Wednesday, November 17, 2021 8:42:56 AM
Attachments: [11.16.2021 Max Carter-Oberstone.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, November 16, 2021 at 4:34 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION

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

***** PRESS RELEASE *****
**BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX
CARTER-OBERSTONE TO SAN FRANCISCO POLICE
COMMISSION**

Nominated by Mayor London Breed, Carter-Oberstone, a San Francisco native, brings years of legal experience to the Commission

San Francisco, CA — The Board of Supervisors voted unanimously today to confirm Max Carter-Oberstone to the San Francisco Police Commission. In October, Mayor London N. Breed nominated Carter-Oberstone to serve on the Commission, the seven-member body charged with setting policy for the Police Department and conducting disciplinary hearings when police conduct charges are filed. Carter-Oberstone, who is African American, was born and raised in San Francisco and is an attorney who specializes in appellate litigation and police reform.

“Max Carter-Oberstone’s experience advancing criminal justice reform efforts and community policing comes at a critical time for public safety in our city, and I am proud to have nominated him to the Police Commission,” said Mayor Breed. “I am confident that his experience growing up in San Francisco and advocating for our diverse communities will help to continue pushing forward the work of this commission while ensuring that all San Franciscans feel safe and represented.”

Carter-Oberstone has years of experience as an attorney. He currently serves as the Orrick Justice Fellow at the Policing Project at New York University Law School, where he is charged with spearheading legislative and litigation initiatives. As a fellow, Carter-Oberstone has drafted model laws that regulate various aspects of policing and has advised policymakers on police reform efforts. He has also designed and implemented litigation strategies focused on constitutional doctrines that affect community-police relations.

“It’s an incredible honor to be able to serve my native City in such an important capacity. San Francisco has made significant improvements to its policing policies, but the work of reform remains unfinished. I look forward to implementing policies that reflect our shared values around democratic accountability and equal justice under the law,” says Carter-Oberstone.

Carter-Oberstone is also a Senior Associate in Orrick, Herrington & Sutcliffe’s Supreme Court & Appellate Practice Group, where he litigates a range of matters in the U.S. Supreme Court and other appellate courts. Before joining Orrick, Herrington & Sutcliffe, Carter-Oberstone was an Associate Deputy Solicitor General at the California Department of Justice. He represented the State, state agencies, and constitutional officers in dozens of appellate matters, principally before the U.S. and California Supreme Courts.

“It is so refreshing to have a Police Commissioner who has technical knowledge of how the system works and the lived experience of an African American who grew up in San Francisco. I know Mr. Oberstone will be an asset as we create policies that better serve all San Franciscans,” said Malia Cohen, President of the San Francisco Police Commission.

Carter-Oberstone is a graduate of Stanford Law School and Georgetown University and currently lives in Nob Hill with his wife, Nathalie, and son, Everett.

###

From: [Westhoff, Alex \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Letter of support for San Francisco's Takahashi Trading Company's Proposed Landmark Designation
Date: Tuesday, November 16, 2021 1:24:55 PM
Attachments: [APIAHiP - Letter of Support - Takahashi Trading Company - November 2021.pdf](#)

Hello,

Another letter of support for the Takahashi Trading Company (200 Rhode Island St.) landmark initiation has been received. It is addressed to the Historic Preservation Commission. Please forward to them in advance of tomorrow's hearing. Thank you.

Regards,

Alex

From: Michelle Magalong <michelle@apiahip.org>
Sent: Tuesday, November 16, 2021 11:28 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Westhoff, Alex (CPC) <alex.westhoff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>
Subject: Letter of support for San Francisco's Takahashi Trading Company's Proposed Landmark Designation

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Dear President Matsuda and Historic Preservation Commissioners:

I am writing to you on behalf of the board of directors of Asian and Pacific Islander Americans for Historic Preservation in support of the initiation of the Takahashi Trading Company (200 Rhode Island Street) as a San Francisco Landmark. If designated, the building would join a short list of San Francisco Landmarks with associated with Asian and Pacific Islander Americans.

The mission statement of Asian and Pacific Islander Americans in Historic Preservation is protect historic places and cultural resources significant to Asian and Pacific Islander Americans through historic preservation and heritage conservation.

Currently only two buildings with Japanese American associations are designated as San Francisco Landmarks; the Kinmon Gakuen and the Japanese YWCA/Issei Women's Building.

APIAHiP applauds the San Francisco Planning's efforts to better integrate racial and social equity into the department's historic preservation work. Landmarking this site would help advance these efforts by designating a building associated with Japanese Americans as a city landmark, ensuring the

stories and memories of this special place are preserved into the future.

The Takahashi Trading Company at 200 Rhode Island Street is significant for its association with prominent Japanese American entrepreneurs and philanthropists Henri and Tomoye Takahashi who owned the subject property from 1965 to 2019 as it exemplifies the history of Japanese Americans in San Francisco. Both Henri and Tomoye have deep roots in San Francisco as Henri (as a child) immigrated with his family to the city in 1917 and Tomoye was born here in 1917. They met in the city in 1938, married in 1941, and were forcibly relocated during World War II. Following their incarceration at the Topaz War Relocation Center, they returned to San Francisco in 1945 and opened the original Takahashi Trading Company on Post Street in Japantown. However, in 1961, the Post Street shop was demolished as a part of San Francisco's large-scale urban renewal efforts, displacing the business (and many other businesses, cultural institutions, and families in Japantown). In 1965, the Takahashi family purchased the subject property, which served as headquarters for the Trading Company. The family continued to own and operate the business until 2019. Both the Takahashi Trading Company and the Takahashi Foundation helped showcase Japanese arts, culture and heritage to a broad audience in the Bay Area and other parts of the nation.

It is of utmost importance that city landmarks and other historically designated sites better reflect the broad and diverse stories of our nation. APIAHiP seeks to elevate local and statewide efforts to document and preserve Asian and Pacific Islander Americans stories and we offer full support for this designation. I strongly urge you and the Cultural Heritage Commission to support the nomination of the Takahashi Trading Company as a city landmark.

Sincerely,
Michelle

CC: Jonas Ionin, Director of Commission Affairs, San Francisco Planning Department
Alex Westhoff, Senior Preservation Planner, San Francisco Planning Department
Shamann Walton, San Francisco District 10 Supervisor
Erica Major, Assistant Clerk, San Francisco Board of Supervisors

Michelle G. Magalong, PhD
President

Asian and Pacific Islander Americans in Historic Preservation

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@APIAHiP



November 11, 2021

Diane Matsuda, President
City and County of San Francisco
Historic Preservation Commission
1660 Mission Street
San Francisco, CA 94103

RE: Support of Landmark Nomination of Takahashi Trading Company

Dear President Matsuda and Historic Preservation Commissioners:

I am writing to you on behalf of the board of directors of Asian and Pacific Islander Americans for Historic Preservation in support of the initiation of the Takahashi Trading Company (200 Rhode Island Street) as a San Francisco Landmark. If designated, the building would join a short list of San Francisco Landmarks with associated with Asian and Pacific Islander Americans.

The mission statement of Asian and Pacific Islander Americans in Historic Preservation is protect historic places and cultural resources significant to Asian and Pacific Islander Americans through historic preservation and heritage conservation.

Currently only two buildings with Japanese American associations are designated as San Francisco Landmarks; the Kinmon Gakuen and the Japanese YWCA/Issei Women's Building. APIAHiP applauds the San Francisco Planning's efforts to better integrate racial and social equity into the department's historic preservation work. Landmarking this site would help advance these efforts by designating a building associated with Japanese Americans as a city landmark, ensuring the stories and memories of this special place are preserved into the future.

The Takahashi Trading Company at 200 Rhode Island Street is significant for its association with prominent Japanese American entrepreneurs and philanthropists Henri and Tomoye Takahashi who owned the subject property from 1965 to 2019 as it exemplifies the history of Japanese Americans in San Francisco. Both Henri and Tomoye have deep roots in San Francisco as Henri (as a child) immigrated with his family to the city in 1917 and Tomoye was born here in 1917. They met in the city in 1938, married in 1941, and were forcibly relocated during World War II. Following their incarceration at the Topaz War Relocation Center, they returned to San Francisco in 1945 and opened the original Takahashi Trading Company on Post Street in Japantown. However, in 1961, the Post Street shop was demolished as a part of San Francisco's large-scale urban renewal efforts, displacing the business (and many other businesses, cultural institutions, and families in Japantown). In 1965, the Takahashi family purchased the subject property, which served as headquarters for the Trading Company. The family continued to own and operate the business until 2019. Both the Takahashi Trading Company and the Takahashi Foundation helped showcase Japanese arts, culture and heritage to a broad audience in the Bay Area and other parts of the nation.

It is of utmost importance that city landmarks and other historically designated sites better reflect the broad and diverse stories of our nation. APIAHiP seeks to elevate local and statewide efforts to document and preserve Asian and Pacific Islander Americans stories and we offer full support for this designation. I strongly urge you and the Cultural Heritage Commission to support the nomination of the Takahashi Trading Company as a city landmark.

Sincerely,

Michelle G. Magalong, PhD

Board of Directors

Michelle Magalong, PhD
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Vice Chair
San Francisco, CA

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M. Rosalind Sagara
Riverside, CA

Jason Sarmiento
West Sacramento, CA

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Los Angeles, CA 90039
www.apiahip.org

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of support for San Francisco's Takahashi Trading Company's Proposed Landmark Designation
Date: Tuesday, November 16, 2021 11:33:30 AM
Attachments: [APIAHiP - Letter of Support - Takahashi Trading Company - November 2021.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: Michelle Magalong <michelle@apiahip.org>
Date: Tuesday, November 16, 2021 at 11:28 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Westhoff, Alex (CPC)" <alex.westhoff@sfgov.org>, "Waltonstaff (BOS)" <waltonstaff@sfgov.org>, "Major, Erica (BOS)" <erica.major@sfgov.org>
Subject: Letter of support for San Francisco's Takahashi Trading Company's Proposed Landmark Designation

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@APIAHiP



November 11, 2021

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City and County of San Francisco
Historic Preservation Commission
1660 Mission Street
San Francisco, CA 94103

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Michelle G. Magalong, PhD

Board of Directors

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Washington, DC

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Christina Park
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Seattle, WA

Joseph Quinata
Hagåtña, Guam

M. Rosalind Sagara
Riverside, CA

Jason Sarmiento
West Sacramento, CA

APIAHiP
2279 Glendale Blvd., #3
Los Angeles, CA 90039
www.apiahip.org

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1234 Grove St - DBI Complaint 202182725
Date: Tuesday, November 16, 2021 10:45:55 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: Balster, Chris <chris.balster@blackrock.com>
Sent: Tuesday, November 16, 2021 10:18 AM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Nageswaran, Ruchira (CPC) <ruchira.nageswaran@sfgov.org>; Black, Kate (CPC) <kate.black@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Johns, Richard (CPC) <richard.se.johns@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Wright, Jason (CPC) <jason.wright@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; PIC, PLN (CPC) <pic@sfgov.org>
Cc: Kelly, James (DBI) <james.l.kelly@sfgov.org>
Subject: Re: 1234 Grove St - DBI Complaint 202182725

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Hello,

Is there any resolution to the constructing of this shed in the building driveway? It was not done with approval, it seems to remain unpainted, and it is an eyesore in a neighborhood of historical Victorian homes that detracts from Grove Street. I am surprised it has been allowed to go on for this long given how bad it looks.

Thank you for your time





On Oct 7, 2021, at 07:52, Chris Balster <chrisbalster@gmail.com> wrote:

Hello,

I recently notified DBI of this alteration to building appearance at 1234-1238 Grove St. A trash bin area was built in front of the building. I find it unsightly and not in keeping with the historical nature of the neighborhood architecture around Alamo Square. There must be a better way to do this and I suspect this structure/fence/enclosure is not up to historical preservation commission standards for a Victorian around Alamo Square. Could you please take a look and advise if something can be done here?

Photos are attached below.

Thanks,
Chris Balster
1260 Grove Street.

----- Forwarded message -----

From: **Chris Balster** <chrisbalster@gmail.com>

Date: Wed, Oct 6, 2021 at 10:26 AM

Subject: Re: 1234 Grove St - DBI Complaint 202182725

To: Chen, Josephine (CPC) <josephine.chen@sfgov.org>





On Oct 5, 2021, at 17:53, Chen, Josephine (CPC)
<josephine.chen@sfgov.org> wrote:

Hello,

We have received a complaint referral regarding the modification installed at the building façade. Could you please provide additional information (photo) documenting the alleged violation?

Thank you,

Code Enforcement

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7463 | sfplanning.org
[San Francisco Property Information Map](#)

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

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For a list of BlackRock's office addresses worldwide, see <http://www.blackrock.com/corporate/about-us/contacts-locations>.

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From: [Westhoff, Alex \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Letter of Support - 200 Rhode Island (Takahashi Trading Company) Landmark Designation
Date: Monday, November 15, 2021 2:41:25 PM
Attachments: [Henri and Tomoye Takahashi Charitable Foundation LOS.pdf](#)

Hello,

I received this letter of support for the Landmark Designation of 200 Rhode Island St., the Takahashi Trading Company. The HPC is considering the initiation of this Landmark Designation at Wednesday's hearing.

As this letter is addressed to the HPC, could you please forward to them? Please confirm.

Thank you.

Regards,

Alex

Alex Westhoff, AICP (he/him)
Senior Planner | Current Planning and Preservation
Southeast Quadrant
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7314 | www.sfplanning.org
[San Francisco Property Information Map](#)



Henri and Tomoye Takahashi Charitable Foundation
1770 Post Street, #196
San Francisco, CA 94115
Email: takahashifoundation@gmail.com

November 10, 2021

Dear SF Historic Preservation Commission:

It is my understanding that the Takahashi Building located at 200 Rhode Island Avenue is being considered for Landmark Designation by your Commission.

I am the daughter of Henri and Tomoye Takahashi, and niece of Martha Masako Suzuki-previous owners of 200 Rhode Island Avenue. The building was owned by my family from 1965-2019.

The family business, Takahashi Trading Company, was housed in this building for the majority of the time they owned the property. Takahashi's was not only a wholesale distributor of Japanese imported goods, but also a retail store located in various districts of San Francisco, and with stores in Sausalito and New York.

My mother, Tomoye, ran the retail store of Takahashi's located on Rhode Island Avenue after the family decided to close their other shops. This store attracted many interior design companies and individuals interested in purchasing authentic and antique ceramics, textiles and furniture from Japan. Many customers visited the store just to talk with her, and ask for her opinion and advise about all matters dealing with Japanese culture, tradition and etiquette. Some referred to her as the "Walking Encyclopedia of Japan".

Further, Takahashi's was awarded 52 Good Design Awards from the Museum of Modern Art in New York for items made and designed in Japan such as dinnerware, shoji screens, (a term coined by my father Henri), and other home goods. These awards helped introduce Japanese design and excellence in craftsmanship to the American public.

Tomoye and Martha were born and raised in San Francisco. They, along with over 120,000 individuals of Japanese descent, were incarcerated during World War II in desolate parts of the United States until the end of the war. Because of this painful experience, Tomoye and my father Henri were committed to doing whatever they could to make sure that their incarceration experience would never be repeated.

In 1985, the family created a family foundation to provide support to nonprofit organizations to promote and preserve Japanese and Japanese American culture, history and traditions. We continue the work of the Foundation today to continue the legacy and goals of the family.

Thank you for recognizing the Takahashi family history.

Sincerely,

Masako Takahashi
President

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES
Date: Monday, November 15, 2021 12:11:14 PM
Attachments: [11.15.2021 SF Live.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, November 15, 2021 at 11:58 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES

FOR IMMEDIATE RELEASE:
Monday, November 15, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES

SF Live Initiative will fund the production of a series of outdoor events in partnership with San Francisco's local venues

San Francisco, CA — Mayor London N. Breed and City Attorney David Chiu today announced a \$2.5 million investment to promote and support the live music and entertainment sector in San Francisco. The funding will support the SF Live Initiative, which will produce a new series of live performances presented by local entertainment venues at outdoor parks and plazas in 2022.

The goals of the initiative are to showcase and support the San Francisco music and entertainment sector, boost neighborhood vitality and enhance the City's economic recovery through arts and culture. Funding through SF Live will cover the costs of producing this outdoor event series as well as stipends to participating entertainment venues, who will curate talent lineups and market the performances. The \$2.5 million investment is funded through an allocation from the California State Legislature led by City Attorney David Chiu, when he was an Assemblymember.

“Our local venues are an indispensable part of San Francisco’s culture and economy. They’re places where longtime residents have been seeing shows for years and where visitors can catch their favorite band when they’re in town. They’re where people get to know their neighbors, start relationships, and make memories that will last a lifetime. Our local venues were the first to shut down and the last to reopen due to COVID-19. We want to ensure that we’re doing everything we can to not only recover from the pandemic, but help lead our economic and nightlife recovery,” said Mayor Breed.

“San Francisco is famous for our live performances that bring our communities together and make our neighborhoods vibrant,” said City Attorney David Chiu. “I was more than happy to secure state funding as an Assemblymember to start this initiative and support our live performance venues. The SF Live Initiative should serve as a model for ongoing investment in outdoor live performances.”

To complement the outdoor performance series, SF Live will also fund the development of coordinated marketing and branding for San Francisco’s music and entertainment industry as well as a promotional campaign to encourage residents and visitors to attend local live entertainment venues. SF Live will be developed and refined in partnership with venues and stakeholders. The initiative aims to launch next year in 2022.

“Live performances are a critical economic driver in San Francisco. We know that our entertainment venues faced significant pre-pandemic challenges. As the City emerges out of the pandemic, live entertainment will play a major role in our economic recovery,” Kate Sofis, Executive Director of the Office of Economic and Workforce Development. “This initiative will showcase our many amazing music venues, offer new performance opportunities for local musicians, and emphasize San Francisco’s role as a vibrant place to live, work, and visit.”
proposed quote.

The pandemic forced live entertainment venues to temporarily stop hosting in-person performances. While these restrictions were an important element of the City’s comprehensive public health and safety strategy to slow the spread of COVID-19, this shutdown had a significant financial impact on performing artists and the venues that host them. Many local venues have begun hosting performances again, bringing long-missed energy back to neighborhoods across San Francisco."

“I want to commend Mayor Breed and City Attorney Chiu for this incredible innovation, and associated funding, to help reinvigorate the music world of San Francisco,” said Lynn Schwarz, co-owner of Bottom of the Hill and spokesperson for the Independent Venue Alliance. “We venues have been through so many difficult times, most recently due to the long closure at the hands of COVID, and having an easy pathway to produce outdoor events is a really exciting development. We need San Francisco to once again be known for its music, so that we can attract tourists, musicians, and venues back to this city and commit to making music a part of our identity. Everyone wins when a city invests in building up music.”

SF Live is closely aligned with other successful pandemic-response efforts to facilitate outdoor activity and support the local music and entertainment sector. Over the pandemic, Mayor Breed led several important programs to increase access to outdoor commercial and cultural activities, including the Shared Spaces program and the Just Add Music outdoor entertainment permit. Both of these programs are now permanent—adding to the City’s

economic recovery tools.

“Live music and San Francisco are synonymous as our City is the birthplace of the modern concert business,” said Casey Lowdermilk, Co-Founder of the San Francisco Venue Coalition. “Venues and events are essential to our economic recovery and contribute to the strength of our neighborhoods and small businesses. They act as cultural beacons not only for those visiting but also for our fellow San Franciscans. The San Francisco Venue Coalition is grateful to City Attorney Chiu and Mayor Breed for this effort as it will reinforce these values and jumpstart the City’s recovery.”

San Francisco previously allocated \$3 million to the San Francisco Music and Entertainment Venue Recovery Fund, which provided financial support to 70 San Francisco venues before those businesses could access federal Shuttered Venue Operators Grant relief. City staff is also encouraging local entertainment venues to apply for the new \$150 million statewide [California Venues Grant Program](#), which is currently open through the California Office of the Small Business Advocate.

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$63 million in grants and loans to support more than 3,000 small businesses, in addition to tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [Hillis, Rich \(CPC\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#)
Subject: Re: HPC Calendars for November 17, 2021
Date: Wednesday, November 10, 2021 4:41:31 PM
Attachments: [20211117 hpc.pdf](#)
[20211117 hpc.docx](#)
[HPC Hearing Results 2021.docx](#)
[HPC Advance - 20211117.xlsx](#)

Attached...

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)" <jonas.ionin@sfgov.org>
Date: Wednesday, November 10, 2021 at 4:39 PM
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "CTYPLN - CP TEAM (TAC - Preservation)" <CPC.TAC-Preservation-Team@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, ANDREA RUIZ-ESQUIDE <Andrea.Ruiz-Esquide@sfcityatty.org>, VICTORIA WONG <Victoria.Wong@sfcityatty.org>
Subject: HPC Calendars for November 17, 2021

Commissioners,
Attached are your Calendars for November 17, 2021.

Please be advised that our Offices will be closed in observance of Veteran's Day tomorrow.

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](#)

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, November 17, 2021
12:30 p.m.
Regular Meeting**

Commissioners:

Diane Matsuda, President
Ruchira Nageswaran, Vice President
Kate Black, Chris Foley, Richard S.E. Johns,
Lydia So, Jason Wright

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

[Historic Preservation Commission Packet and Correspondence](#)

Commission Hearing Broadcasts:

Live stream: <https://www.sfgovtv.org/planning>

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7536 at least 48 hours in advance.

Ramaytush Ohlone Acknowledgement

The Historic Preservation 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 sotf@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, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@fgov.org at least 48 hours in advance of the hearing.

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@fgov.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 Preservación de Edificios y Lugares Históricos (Historic Preservation Commission). Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7550. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE: 歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7550。請在聽證會舉行之前的至少48個小時提出要求。

FILIPINO: Adyenda ng Komisyon para sa Pangangalaga ng Kasaysayan (Historic Preservation Commission Agenda). Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7550. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по защите памятников истории. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7550. 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 May 29, 2020, the Historic Preservation Commission was authorized to conduct their hearings remotely. Therefore, the Historic Preservation Commission meeting 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://sfplanning.org/>) to stream the live meetings or watch on a local television station.

The public comment call-in line number is (415) 655-0001. You will also need an access code to join the meeting. The access code for this hearing is 2498 134 5431. This information 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 Historic Preservation Commission.

ROLL CALL:

President:	Diane Matsuda
Vice President:	Ruchira Nageswaran
Commissioners:	Kate Black, Chris Foley, Richard S.E. Johns, Lydia So, Jason Wright

A. 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.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. DEPARTMENT MATTERS

1. Department Announcements

C. COMMISSION MATTERS

2. President's Report and Announcements
3. Consideration of Adoption:
 - [Draft Minutes for November 3, 2021](#)

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Commission Comments & Questions
 - Disclosures.
 - 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 Historic Preservation Commission.

D. 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.

E. REGULAR CALENDAR

5. [2021-007060DES](#) (A. WESTHOFF: (628) 652-7314)
200 RHODE ISLAND – west side between 15th and 16th Streets, Lot 001 in Assessor's Block 3936 (District 10). Consideration to **Initiate Landmark Designation** of Takahashi Trading Company (200 Rhode Island Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The heavy timber-frame brick industrial building, designed by architect G. Albert Lansburg, was constructed in 1912. From 1965-2019 it was under the ownership of Japanese-American entrepreneurs and philanthropists, Henri and Tomoye Takahashi, and it served as the headquarters for the Takahashi Trading Company and Takahashi Charitable Foundation. 200 Rhode Island Street is located within a PDR-1-D (Production, Distribution & Repair – 1 – Design) Zoning District and 58-X/68-X Height and Bulk Districts.
Preliminary Recommendation: Initiate

6. [2016-013156SRV](#) (S. FERGUSON: (628) 652-7354)
CITYWIDE SURVEY UPDATE - Informational Presentation to update the Commission on the on-going Citywide Cultural Resources Survey, including updates on staffing, Citywide Historic Context Statement framework, Survey data collection and management, community outreach, phasing, and schedule. This will be the third of quarterly updates to the Commission.
Preliminary Recommendation: None - informational

7. [2016-013156SRV-03](#) (M. BISHOP: (628) 652-7440)
CITYWIDE HISTORIC CONTEXT STATEMENT: EARTHQUAKE SHACKS THEME DOCUMENT – Consideration to adopt, modify, or disapprove the Earthquake Shacks Theme Document. The Earthquake Shacks Theme Document provides a brief historical overview of the 1906 Earthquake and Fires, the subsequent relief effort led by the San Francisco Relief Corporation, and the history of the earthquake shack typology. The document focuses specifically on the earthquake shack typology and outlines character-defining features, significance, and integrity thresholds for the property type. The document is intended to be used to inform the Citywide Cultural Resource Survey effort and ensure that property evaluations are consistent with local, state, and federal standards.
Preliminary Recommendation: Adopt the Earthquake Shacks Theme Document

ADJOURNMENT

Hearing Procedures

The Historic Preservation Commission holds public hearings on the first and third Wednesday, of most months. 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 that are considered by the Historic Preservation Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. Presentation by Staff;
2. Presentation by the Project Sponsor's Team (which includes: the sponsor, representative, legal counsel, architect, engineer, expeditor and/or any other advisor) for a period not to exceed ten (10) minutes, at the discretion of the Chair;
3. Public testimony from supporters of the Project not to exceed three (3) minutes, at the discretion of the Chair;
4. Presentation by Organized Opposition recognized by the Commission President through written request prior to the hearing for a period not to exceed ten (10) minutes, at the discretion of the Chair;
5. Public testimony from opponents of the Project not to exceed three (3) minutes, at the discretion of the Chair;
6. Staff follow-up and/or conclusions;
7. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
8. 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).

Hearing Materials

Each item on the Agenda may include the following documents:

- Planning Department Case Executive Summary
- Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

Materials submitted to the Historic Preservation Commission prior to a scheduled hearing will become part of the public record only when the materials are also provided to the Commission Secretary and/or Project Planner. Correspondence may be emailed directly to the Commission Secretary at: commissions.secretary@sfgov.org.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Historic Preservation Commission, 49 South Van Ness, 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 Historic Preservation Commission and made part of the official record.

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department reception eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness, 14th Floor, by 5:00 p.m. and should include fifteen (15) copies.

Day-of Submissions: Material related to a calendared item may be distributed at the hearing. Please provide ten (10) copies for distribution.

Appeals

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

Case Type	Case Suffix	Appeal Period*	Appeal Body
Certificate of Appropriateness	COA (A)	30 calendar days	Board of Appeals**
CEQA Determination	ENV (E)	30 calendar days	Board of Supervisors
Permit to Alter/Demolish	PTA (H)	30 calendar days	Board of Appeals**

***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.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, the approval of (1) a Certificate of Appropriateness, (2) a Permit to Alter, (3) a Landmark or Historic District designation, 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 Historic Preservation Commission, at, or prior to, the public hearing.

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>.



HPC Hearing Results 2021

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

NEXT RESOLUTION No: 1202

NEXT MOTION No: 0448

NEXT COMMENT LETTER: 0089

M = Motion; R = Resolution; L = HPC Comment Letter

October 6, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for September 1, 2021	Ionin	Adopted	+7-0
		Draft Minutes for September 15, 2021	Ionin	Adopted	+7-0
R-1201		Remote Hearings	Ionin	Adopted	+7-0
M-0446	2020-011053PTA	934 Market Street	Vimr	Approved	+7-0
M-0447	2020-011214COA	714 Steiner Street	Taylor	Approved with Conditions as amended by Staff and requiring a mock-up of siding and trim, specifically around the windows.	+7-0
	2020-011214VAR	714 Steiner Street	Taylor	Acting ZA closed the PH and indicated an intent to Grant	
R-1199	2021-004327MLS	714 Steiner Street	Ferguson	Adopted a Recommendation for Approval	+7-0
R-1200	2020-009613DES	2778 24th Street (Casa Sanchez)	LaValley	Adopted a Recommendation for Approval	+7-0

September 15, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Election of Officers		Matsuda – President; Nageswaran – Vice	+7-0 +4-3 (Black, Foley, So against)
R-1198	2021-003608DES	Trocadero Clubhouse (19th Avenue and Sloat Boulevard, Sigmund Stern Recreation Grove)	LaValley	Adopted a Recommendation for Approval	+7-0
	2019-0222850ENV	1101-1123 Sutter Street	Greving	Reviewed and Commented	

September 1, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
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		Draft Minutes for August 18, 2021	Ionin		+7-0
R-1197	2021-006260PCA	State-Mandated Accessory Dwelling Unit Controls [BF 210585]	Flores	Adopted a Recommendation for Approval with Staff Modifications	+7-0
	2021-007060DES	200 Rhode Island Street	Westhoff	Added to the Landmark Designation Work Program	+6-0 (Matsuda recused)

August 18, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for August 4, 2021	Lynch	Adopted	+7-0
M-0444	2020-009076COA	900 Innes Avenue	Westhoff	Approved with Conditions	+6-0 (Wright recused)
M-0445	2019-023623COA	130 Townsend Street	Westhoff	Approved with Conditions	+6-0 (Wright recused)
	2018-013597ENV	Portsmouth Square Improvement Project	Taylor	Reviewed and Commented	

August 4, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for ARC May 19, 2021	Ionin	Adopted	+7-0
		Draft Minutes for HPC July 21, 2021	Ionin	Adopted	+7-0
R-1195	2021-002831DES	One Montgomery Street (Aka 1-25 Montgomery Street), Crocker National Bank Building	LaValley	Adopted a Recommendation	+6-0 (Wright recused)
R-1196	2021-002874DES	447 Battery Street (aka Jones-Thierbach Coffee Company Building)	LaValley	Adopted a Recommendation for Approval as amended to include Findings articulated by Commissioners Nageswaran and Johns; and eliminating the three-story, rectangular shape as character defining features.	+5-1 (Nageswaran against; Wright recused)
M-0442	2021-001636PTA	161 Steuart Street	Vimr	Approved with Conditions	+7-0
	2019-021884ENV	2500 Mariposa Street	Greving	Reviewed and Commented (Commissioners Foley and Nageswaran recused)	
M-0443	2020-010382CRV	Delegation of Minor Scopes of Work to the Planning Department	Giacomucci; Vimr	Approved with Amendments read into the record.	+7-0

July 21, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for July 7, 2021	Ionin	Adopted	+7-0
	2020-009076COA	900 Innes Avenue	Westhoff	Continued to August 18, 2021	+6-0 (Wright recused)

M-0441	2021-004293COA	55 Hagiwara Tea Garden Drive	Taylor	Approved with Conditions as amended to include: 1. ARG Comments related to patching; 2. This temporary installation is to run concurrent with the Monumental Reckoning installation and expire on June 19, 2023; 3. Mock-up installation and removal to ensure no damage, prior to full installation; 4. Gasketing is to be further explored; and 5. Core drilling is no longer a part of the installation.	+7 -0
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July 7, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for June 16, 2021	Ionin	Adopted	+7 -0
R-1192	2021-005812PCA	Establishing the Sunset Chinese Cultural District Ordinance [Board File 210599]	Ikezoe	Adopted a Recommendation for Approval	+7 -0
	2020-0096400TH	Centering Planning on Racial & Social Equity	Flores	Reviewed and Commented	
R-1193	2021-001791PCA	Review Of Large Residence Developments [Board File No. 210116]	Merlone	Adopted a Recommendation for Approval with Staff Modifications, adding a Whereas clause, encouraging the Planning Commission and Supervisor to take additional time to provide clarity and address the concerns raised by the HPC.	+7 -0
M-0440	2020-005897PTA	233 Geary Street	Vimr	Approved with Conditions	+7 -0
R-1194	2021-004690CRV	555 19th Street	Giacomucci	Adopted a Recommendation for Approval	+7 -0
	2019-014146ENV	520 John Muir Drive	Greving	Reviewed and Commented	
	2017-012086ENV	770 Woolsey Street	Greving	Reviewed and Commented	

June 16, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for May 19, 2021	Ionin	Adopted	+7 -0
	2020-005897PTA	233 Geary Street	Vimr	Continued to July 7, 2021	+7 -0

	2020-009076COA	900 Innes Avenue	Westhoff	Continued to July 21, 2021	+7 -0
M-0437	2021-001102PTA	660 Market Street	Vimr	Approved	+7 -0
M-0438	2020-010710COA	400 California Street	Enchill	Approved (Option 2) adding a finding indicating a strong recommendation for an on-site interpretive program, with the expectation that the Planning Commission will make it a condition of approval as part of the project's entitlement.	+7 -0
	2018-013597ENV	Portsmouth Square Improvement Project	Taylor	Reviewed and Commented	
M-0439	2015-001033COA-02	940 Battery Street	Salgado	Approved	+6-0 (Foley absent)

May 19, 2021 ARC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-005897PTA	233 Geary Street	Vimr	Reviewed and Commented	
	2021-004293COA	55 Hagiwara Tea Garden Drive	Taylor	Reviewed and Commented	

May 19, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for May 5, 2021	Ionin	Adopted	+7 -0
	2020-010710COA	400 California Street	Enchill	Continued to June 2, 2021	+7 -0
R-1185	2021-004010LBR	Pier 45 Shed D-1	Gunther	Adopted a Recommendation for Approval	+6 -0 (Matsuda recused)
R-1186	2021-004011LBR	6040 Geary Boulevard	Gunther	Adopted a Recommendation for Approval	+7 -0
R-1187	2021-004018LBR	3067 Sacramento Street	Bishop	Adopted a Recommendation for Approval	+7 -0
R-1188	2021-004015LBR	25 Russia Avenue	Bishop	Adopted a Recommendation for Approval	+7 -0
R-1189	2021-004017LBR	618 Broadway	Wu	Adopted a Recommendation for Approval	+7 -0
R-1190	2021-004016LBR	1745 Folsom Street	Wu	Adopted a Recommendation for Approval	+7 -0
R-1191	2021-001853DES	San Francisco Eagle Bar, 396-398 12th Street	Westhoff	Adopted a Recommendation for Approval	+7 -0

May 5, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-009076COA	900 Innes Avenue	Westhoff	Continued to June 2, 2021	+7 -0
		Draft Minutes for April 7, 2021	Ionin	Adopted	+7 -0
M-0436	2021-000965COA	1201 Ortega Street	Cisneros	Approved	+7 -0

R-1184	2021-001721DES	"The Making of a Fresco Showing the Building of a City," 800 Chestnut Street	LaValley	Adopted a Recommendation for Approval as amended.	+7 -0
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April 21, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for April 7, 2021	Ionin	Adopted	+7 -0
R-1183	2021-002933PCA	Simplify Restrictions on Small Business [Board File No. 210285] –	Nickolopoulos	Adopted a Recommendation for Approval with staff modifications.	+7 -0

April 7, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for March 3, 2021	Lynch	Adopted	+7 -0
M-0434	2020-010391PTA	1 Kearny Street	Salgado	Approved	+7 -0
R-1175	2021-005280LBR	298 Pacific Avenue	Wilborn	Adopted a Recommendation for Approval	+7 -0
R-1176	2021-002581LBR	358 Noe Street	Wilborn	Adopted a Recommendation for Approval	+7 -0
R-1177	2021-002571LBR	550 Bayshore Boulevard	Wu	Adopted a Recommendation for Approval	+7 -0
R-1178	2021-002569LBR	650 04th Street	Balba	Adopted a Recommendation for Approval	+7 -0
R-1179	2021-002579LBR	1735 Mission Street	Balba	Adopted a Recommendation for Approval	+7 -0
R-1180	2021-002570LBR	937 Cole Street	Agnihotri	Adopted a Recommendation for Approval	+7 -0
R-1181	2021-002891LBR	4115 19th Street	Agnihotri	Adopted a Recommendation for Approval	+7 -0
M-0435	2020-004724COA	1045 Sansome Street	Langlie	Approved	+7 -0
	2020-009076COA	900 Innes Avenue	Westhoff	After hearing and closing public comment, Continued to May 5, 2021	+7 -0
	2014.0263U	Residence Parks Historic Context Statement	McMillen	Reviewed and Commented	
R-1182	2021-000795DES	Ingleside Terraces Sundial and Sundial Park	McMillen	Adopted a Recommendation for Approval	+7 -0
	2016-013156SRV	Citywide Cultural Resources Survey	Boudreaux	Reviewed and Commented	
	2015-0071810TH	Preservation Reporting and Landmarks Update	Boudreaux	Reviewed and Commented	

March 3, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for February 17, 2021	Ionin	Adopted	+7 -0
	2020-004724COA	1045 Sansome Street	Langlie	Continued to April 7, 2021	+7 -0
M-0432	2021-000208COA	1800 Mission Street	Salgado	Approved	+6 -0 (Matsuda absent)
R-1171	2021-001263LBR	848 Washington Street	Gunther	Adopted a Recommendation for Approval	+7 -0
R-1172	2021-001264LBR	350 Hayes Street	Gunther	Adopted a Recommendation for Approval	+7 -0
R-1173	2021-001265LBR	888 Brannan Street, Suite 100	Wu	Adopted a Recommendation for Approval	+7 -0
R-1174	2021-001255LBR	4494 Mission Street	Wu	Adopted a Recommendation for Approval	+7 -0
M-0433	2019-022126COA-04	55 Hagiwara Tea Garden Drive	Taylor	Approved as revised by Staff and amended to include: 1. Eight weeks for Rec/Park to provide materials re: the generator and fencing; and 2. An update hearing in 12 months.	+7 -0

February 17, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for February 3, 2021	Ionin	Adopted	+7 -0
R-1170	2020-011305DES	Lyon-Martin House, 649-651 Duncan Street	LaValley	Adopted a Recommendation for Approval, striking any reference to the adjacent vacant parcel.	+6 -1 (Hyland against)
	2019-022126COA-04	55 Hagiwara Tea Garden Drive	Taylor	After hearing and closing public comment, Continued to March 3, 2021	+6 -0 (Johns absent)

February 3, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for January 20, 2021	Ionin	Adopted	+7 -0
R-1167	2020-010430CRV	FY 2020-2021 Proposed Department Budget	Landis	Adopted a Recommendation for Approval	+7 -0
R-1168	2021-000331LBR	250 Napoleon Street	Wilborn	Adopted a Recommendation for Approval	+7 -0
R-1169	2020-000330LBR	5166 3rd Street	Bishop	Adopted a Recommendation for Approval	+7 -0
	2019-022850ENV	1101-1123 Sutter Street	Greving	Reviewed and Commented	

January 20, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
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		Draft Minutes for January 6, 2021	Ionin	Adopted	+7 -0
		Election of Officers	Ionin	Hyland – President; Matsuda – Vice	+7 -0
	2020-010430CRV	FY 2021-2023 Proposed Department Budget and Work Program	Landis		
R-1165	2020-009613DES	2778 24th Street (Casa Sanchez Building)	LaValley	Adopted a Recommendation for Initiation	+7 -0
R-1166	2020-009614DES	2868 Mission Street (Mission Cultural Center)	Corrette	Adopted a Recommendation for Initiation	+7 -0

January 6, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		Draft Minutes for December 16, 2020	Ionin	Adopted	+7 -0
R-1160	2020-011535LBR	415 Geary Street	Wilborn	Adopted a Recommendation for Approval	+7 -0
R-1161	2020-011546LBR	3003 03rd Street	Gunther	Adopted a Recommendation for Approval	+7 -0
R-1162	2020-011549LBR	1376 Haight Street	Gunther	Adopted a Recommendation for Approval	+7 -0
R-1163	2020-011536LBR	1792 Haight Street	Agnihotri	Adopted a Recommendation for Approval	+7 -0
R-1164	2020-011534LBR	2720 24th Street	Agnihotri	Adopted a Recommendation for Approval	+7 -0

HPC Advance Calendar

11:48 AM 11/16/2021



To: Historic Preservation Commission
 From: Jonas P. Ionin, Director of Commission Affairs
 Re: Advance Calendar
All items and dates are tentative and subject to change.

November 17, 2021			
Case No.		Continuance(s)	Planner
2021-007060DES	200 Rhode Island <i>Initiate Landmark Designation of the Takahashi Trading Company</i>		Westhoff
2016-013156SRV-03	Citywide Context Statement: Earthquake Shacks Theme Document <i>Adoption</i>		Bishop
2016-013156SRV	Citywide Survey <i>Informational Update</i>		Ferguson
December 1, 2021			
Case No.		Continuance(s)	Planner
	LBR Applications <i>Various</i>		Wilborn
2020-003803DES	Golden Gate Valley Carnegie Library <i>Landmark Designation</i>		Bishop
December 15, 2021			
Case No.		Continuance(s)	Planner
	2022 Hearing Schedule <i>Adoption</i>		Ionin
2020-006466COA	621 Waller Street <i>CoA</i>		Taylor
January 5, 2022			
Case No.		Continuance(s)	Planner
January 19, 2022			
Case No.		Continuance(s)	Planner
February 2, 2022			
Case No.		Continuance(s)	Planner
February 16, 2022			
Case No.		Continuance(s)	Planner
March 2, 2022			
Case No.		Continuance(s)	Planner
March 16, 2022			

HPC Advance Calendar

11:48 AM 11/16/2021

Case No.	Continuance(s)	Planner
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES RENOVATIONS AT MAXINE HALL HEALTH CENTER
Date: Wednesday, November 10, 2021 12:36:15 PM
Attachments: [11.10.2021 Maxine Hall.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, November 10, 2021 at 12:35 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES RENOVATIONS AT MAXINE HALL HEALTH CENTER

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

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

**MAYOR LONDON BREED CELEBRATES RENOVATIONS AT
MAXINE HALL HEALTH CENTER**

Maxine Hall reopens after \$15 million renovations that include seismic upgrades and improved accessibility for patients with disabilities

San Francisco, CA — Mayor London N. Breed and City officials today celebrated the reopening of the newly renovated Maxine Hall Health Center, a primary care health clinic that has served the Western Addition for more than 50 years. Following construction, which began in 2019, the \$15 million renovations have made the Center seismically safe, expanded exam rooms for families, added seven additional patient rooms and an accessible group meeting room.

“I am so excited to celebrate the renovations at Maxine Hall Health Center, which will allow staff to continue serving people in the Western Addition for decades to come,” said Mayor Breed. “This pandemic has been extremely hard for all of us, and we learned just how important centers like Maxine Hall are for our communities. People rely on this health center, not just for COVID-related services but for other resources, like food, shelter, clothing, and transportation, and I want to thank everyone who worked to ensure that these renovations met the needs of this community.”

Now that the renovations are complete, patients will be able to receive primary care, such as regular check-ups, behavioral health care, short-term counseling, podiatrist and clinical

pharmacist visits, lab testing, and other medical services in one location. Co-location of services will enable Maxine Hall health care providers and staff to serve the whole patient. The remodel will also improve accessibility for patients with disabilities by adding an elevator, curb ramps, and updating existing ramps.

“All San Franciscans deserve quality, community-based health care, and Maxine Hall Health Center has long been important in meeting the primary health care needs of the Western Addition,” said Director of Health, Dr. Grant Colfax. “These renovations ensure that we can continue to provide a great level of service in a welcoming environment.”

Maxine Hall Health Center, located at 1301 Pierce Street, provides care to nearly 4,000 patients in the Western Addition and surrounding areas. The Center is part of the San Francisco Health Network, a San Francisco Department of Public Health (SFDPH) group of clinics, hospitals, and other programs that connect San Franciscans to health care regardless of immigration status or insurance. Many Maxine Hall Health Center patients reside nearby, 23% in the Western Addition and Japantown, followed by 11% in Hayes Valley, the Tenderloin, and North of Market neighborhoods.

In 1994, the clinic was named after Maxine Hall, a community activist in the Fillmore District who was killed by a stray bullet in 1993. Today, the Maxine Hall Health Center staff work in the spirit of the clinic’s namesake and have led efforts to achieve a 66% rate of controlled hypertension for Black/African American patients.

“Maxine Hall is a critical community institution in our district, serving the health needs of the Western Addition with tireless determination, skill, and compassion,” said District 5 Supervisor Dean Preston. “During the pandemic, Maxine Hall overcame so many challenges — including operating in a temporary location — to continue its legacy of deep service to our community, including expanding their services to make sure residents received COVID tests and vaccination, and will continue to serve the needs of our most vulnerable residents.”

“Accessible neighborhood clinics like the Maxine Hall Health Center are an integral part of how we help keep our communities healthy. Not only will it provide needed health care services to patients and vulnerable populations, but it also serves as a wellness hub for families and residents,” said City Administrator Carmen Chu. “I want to thank the people of San Francisco for making this project possible. Their support of the 2016 Public Health and Safety Bond provided the resources needed to renovate three neighborhood clinics, including Maxine Hall”

Construction for the remodel began in November of 2019, during which time Maxine Hall Health Center moved its services to 1181 Golden Gate Avenue, near the Ella Hill Hutch Community Center. Westside Community Services, which shares the Maxine Hall building, continued to serve its patients on Pierce Street in both a temporary clinic and in part of the existing building throughout the remodel.

San Francisco Public Works provided project management, construction management, and design services for the Maxine Hall renovation, and The Build Group served as the general contractor.

“The Maxine Hall Health Center and its staff have been serving residents for more than five decades and it brings Public Works tremendous joy to deliver a renovation and seismic retrofit

that brings this facility into the 21st century to meet the community's changing demands," said Carla Short, interim director of Public Works. "Public Works takes pride in partnering with other City agencies and skilled contractors to construct and renovate these vital facilities on behalf of the people of San Francisco"

The project was mainly funded by the 2016 Public Health and Safety Bond (Prop A). Maxine Hall Health Center is the first of three primary care clinics reopening this year after undergoing major building renovation and seismic upgrades. Three capital projects, including Maxine Hall Health Center, Castro Mission Health Center, and Southeast Health Center in the San Francisco Health Network total \$65 million and have been under construction to improve health care services for more than 12,000 San Franciscans.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: MANDATORY Diversity Survey on Commission and Boards
Date: Wednesday, November 10, 2021 12:31:12 PM

Commissioners,

Please complete this survey by the end of the week. The information you provide is subject to your discretion and is kept anonymous.

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: "De Nocker, Cacharel (WOM)" <cacharel.denocker@sfgov.org>
Date: Tuesday, November 9, 2021 at 5:12 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: MANDATORY Diversity Survey on Commission and Boards

Dear Jonas,

You are receiving this email because you have not yet completed the **mandatory** Commission and Boards Diversity survey, which is **due this Friday, November 12th at 5pm**. As a commission/board secretary or Staff Contact, you will only be asked to complete 11 questions about your policy body's budget and appointees. Unlike past years, the Staff Contact does not need to complete demographic information as we are relying on members of the commission and boards to self-identify their demographics.

As stated in the 2008 City Charter Amendment, it is **mandatory** that City boards and commissions comply with this report and submit the required information.

We ask that you do the following:

1. When you open the survey, select "Staff Contact" and complete the **mandatory** general departmental information **by Friday, November 12**; and then
2. Forward this email and survey link directly to your respective commission and board members and encourage them to participate in the survey, also **by Friday, November 12**. **Commission and board members should note that their individual participation in this survey is voluntary, but highly encouraged.**

[Here](#) is the link to the survey to be completed. **Note that all responses will be kept confidential and survey results will only be presented in an anonymous and aggregate format. Please feel free to reach out with any questions or concerns.** Previous reports can be found on our website: <https://sfgov.org/dosw/gender-analysis-reports>.

We very much appreciate your help in circulating this survey to the members of your Commission or

Board in an effort to ensure our City continues to lead the state and the nation across all aspects of diversity – race/ethnicity, gender identity, sexual orientation, disability, veterans, etc.

Best,

Charly de Nocker
Department Intern
SF Department on the Status of Women
C: 818-404-8727
www.sfgov.org/dosw

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS KATY TANG AS DIRECTOR OF OFFICE OF SMALL BUSINESS
Date: Wednesday, November 10, 2021 10:55:44 AM
Attachments: [11.10.2021 Katy Tang.pdf](#)

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Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, November 10, 2021 at 10:40 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS KATY TANG AS DIRECTOR OF OFFICE OF SMALL BUSINESS

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

***** PRESS RELEASE *****
**MAYOR LONDON BREED APPOINTS KATY TANG AS
DIRECTOR OF OFFICE OF SMALL BUSINESS**

Tang to help lead the recovery of San Francisco small businesses

San Francisco, CA — Mayor London N. Breed today appointed Katy Tang to serve as the Executive Director of the Office of Small Businesses. Tang, who will begin her new role in January 2022, replaces Regina Dick-Endrizzi, who recently announced her retirement after serving for 13 years in that role.

“I am proud to name San Francisco native Katy Tang as the new Executive Director of the Office of Small Businesses,” said Mayor Breed. “Katy has spent much of her career serving our City, both as an elected official and civil servant, and has continuously fought for our small business community even during the most challenging times. I am confident that Katy’s experience and passion for our City and its entrepreneurs make her the right person for the job.”

Tang currently serves as the Director of Public and Governmental Affairs at the San Francisco Department of Public Health (SFDPH), where she assists small businesses in navigating the latest public health guidelines. Prior to her role at SFDPH, Tang served as the District 4 representative on the San Francisco Board of Supervisors from 2014-2019. During her tenure on the Board, she prioritized small business support and economic development in the City. Tang initiated legislation to give business owners additional flexibility in ground-floor space

use, accelerated the small business permitting process, and worked to waive small business permit fees. Key elements of Tang's legislative efforts were incorporated into Proposition H *Save our Small Businesses Initiative*, which voters passed in November 2020.

"I look forward to applying over a decade of experience assisting small businesses struggling through the City's challenging permitting process to allow our business community to thrive in what they do best, which is to create jobs, opportunities, and vibrant neighborhoods," said Katy Tang, Director of Public and Governmental Affairs at SFDPH. "We need to prioritize communities that have experienced disproportionate impacts from the pandemic and ensure San Francisco offers diverse business and employment opportunities."

Following her time on the Board of Supervisors, Tang worked as a Land Use Analyst at a local law firm, where she assisted businesses with permit applications and developed a further understanding of the challenges people experience while trying to open a business in the City.

"As we prepare for the new year, I am filled with excitement to have Katy join the leadership of OEWD," said Kate Sofis, Executive Director of the Office of Economic and Workforce Development. "Her ability to connect with the small business community and her vast experience in small business policy and land use expertise will undoubtedly help to support the over 94,000 small businesses that call San Francisco home. I have no doubt that Katy will advance the work that Director Dick-Endrizzi has led for 13 years."

Directed by the Small Business Commission, the Office of Small Business (OSB) functions as the City's central point of information and referral for entrepreneurs and small businesses located in the City and County of San Francisco. As part of the Office of Economic and Workforce Development (OEWD), the Office of Small Business serves as the gateway for aspiring entrepreneurs, provides one-on-one case management, implements small business assistance programs, and conducts outreach and education in multiple languages.

"I am thrilled beyond words that Katy will be joining the Office of Small Business. The Small Business Commission is honored to nominate her, and are in complete agreement that she is the perfect candidate to build on the incredible work of Director Dick-Endrizzi," said Sharky Laguana, President of the Small Business Commission. "As we turn towards recovery, we know that Katy will have the experience and expertise necessary to help our small businesses recover, while fostering a small business community that will be better, stronger, and more diverse than what we had before the pandemic."

In May 2009, Regina Dick-Endrizzi was appointed by then-Mayor Gavin Newsom to serve as the Director of the Office of Small Business. Under her leadership, Dick-Endrizzi has facilitated more than 725 legislative actions and policies, revamped the City's Mobile Food Program, created the award-winning San Francisco Small Business Portal, developed a comprehensive web tool that helps small businesses navigate the permit process, launched the City's Legacy Business Registry, and supported small businesses in complying with accessibility. In response to the COVID-19 pandemic, Dick-Endrizzi quickly pivoted the team to assist and triage the needs of small businesses impacted by the pandemic, addressing over 8,400 inquiries for assistance and connecting them to local, state and federal resources and financial relief.

"There is no one better to carry the torch forward as the Executive Director of the Office of Small Business. I worked closely with Katy Tang during her tenure as a member of the Board of Supervisors and she knows well the challenges small business face. She has always approached these challenges with positive and creative solutions," said Regina Dick-Endrizzi,

Executive Director of the Office of Small Business. This is exactly the leadership our small businesses need as San Francisco builds back better from the COVID-19 pandemic.”

“As a small business owner, it’s important we have representative that are not only responsive to our needs, but also lead with compassion. Katy carries these traits and her ability to connect with residents like myself makes her a great fit for the role,” said Awadalla Awadalla, owner of Hole in the Wall Pizza and member of the Outer Sunset Merchants and Professional Association. “Katy has led important initiatives in support of the small business community and I look forward to continuing to partner with her and the City to amplify and strengthen our overall economic vitality.”

“The appointment of Katy to lead the Office of Small Business is an incredible win for small businesses in San Francisco,” said Laurie Thomas, Executive Director of the Golden Gate Restaurant Association. “Her demonstrated creativity in tackling complex issues for small businesses and her tenacity in breaking through the barriers of bureaucracy will be very valuable as our economy recovers.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN PROPOSE FUNDING FOR UPCOMING ELECTIONS
Date: Wednesday, November 10, 2021 8:46:52 AM
Attachments: [11.09.2021 Election Supplemental.pdf](#)

Jonas P Ionin
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[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, November 9, 2021 at 2:05 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN PROPOSE FUNDING FOR UPCOMING ELECTIONS

FOR IMMEDIATE RELEASE:
Tuesday, November 9, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED AND SUPERVISOR RAFAEL
MANDELMAN PROPOSE FUNDING FOR UPCOMING
ELECTIONS**

Mid-year budget supplemental will provide \$6.9 million in new City funds to offset the costs of 2022 elections, including the School Board recall

San Francisco, CA — Mayor London N. Breed and Supervisor Rafael Mandelman today introduced a mid-year budget supplemental to the San Francisco Board of Supervisors to offset the costs of two special elections expected to be held in early 2022. The \$12 million proposal, which calls for \$5.1 million in repurposed funds and \$6.9 million from the City's General Reserve, would cover the costs of the San Francisco Unified School District (SFUSD) Board of Education recall, and the District 17 State Assembly vacancy and San Francisco Assessor-Recorder special elections.

“I have made it clear from the beginning of the pandemic, we need to focus on educating our students, supporting our workforce, and reopening our City,” said Mayor Breed. “During this critical time, we need to ensure that the cost of the school board recall does not fall on the backs of our children, which is why we are stepping in to make sure that this funding goes directly to our students.”

Today's proposal comes as SFUSD faces a state takeover amid a \$125 million shortfall for FY

2022-2023. Currently, SFUSD is responsible for incurring the total cost of the upcoming School Board recall. With financial assistance from the City, SFUSD can prioritize their time and resources on other matters.

“Whether you agree or disagree with school board recall, we should all agree that our students shouldn’t bear the financial burden of the election. This supplemental will ensure that the Department of Elections is fully funded to do its important work without harming SFUSD students, families, and workers,” said Supervisor Mandelman.

Expected to occur in February 2022, the School Board recall election will include the District 17 State Assembly vacancy primary and a special election for San Francisco Assessor-Recorder. A second general election is expected to be held in June 2022 to finalize City Attorney David Chiu’s replacement as District 17 State Assemblymember.

If approved by the Board of Supervisors, the budget supplemental will allocate \$6.9 million in new funds from the City’s General Reserve and repurpose \$5.1 million previously budgeted to offset costs from the Gubernatorial recall to cover two elections expected in 2022, one in February and one in April. These funds would cover election-related costs, including staffing, ballot printing and postage, security, polling locations, among others costs. The City was reimbursed by the state of California for the costs of the Gubernatorial recall.

The supplemental will need to be heard and approved by the Board’s Budget and Finance committee before going to the Board of Supervisors for a final vote. The Mayor will request the supplemental be heard as soon as possible to ensure that the City is prepared for the upcoming elections.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES
Date: Wednesday, November 10, 2021 8:45:21 AM
Attachments: [11.09.2021 EMS Supplemental.pdf](#)

Jonas P Ionin
Director of Commission Affairs
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[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, November 9, 2021 at 2:39 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES

FOR IMMEDIATE RELEASE:
Tuesday, November 9, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES

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

San Francisco, CA — Mayor London N. Breed and Supervisor Ahsha Safaí today introduced a mid-year budget supplemental to the San Francisco Board of Supervisors to address critical staffing shortages in the City's Emergency Medical Services (EMS) division. The proposal, which calls for an allocation of \$2.5 million, would provide financial resources to the San Francisco Fire Department (SFFD) to hire and train 50 new EMTs and paramedics.

“If we are going to continue to meet our emergency response goals, we need to make the necessary investments in public safety,” said Mayor Breed. “Every single person in this City should have the confidence that when they are in the most need, this City will respond quickly with emergency care. By adding 50 new EMS workers, we are not only addressing the emergency needs of our growing City, but also easing the workload on paramedics that have committed their careers to serve San Franciscans.”

Today's proposal comes after an analysis conducted by the Mayor's Office, City Controller, Fire Department, and Department of Emergency Management, which found a growing trend

where City ambulances were not available to assign to emergency calls due in part to staffing shortages. Identifying the gaps in public safety, the final adopted FY 2021-22 and FY 2022-23 Budget included funding to hire 10 new paramedics. Today's proposal builds on this investment, which would bring the total number of new paramedics to 60. SFFD currently employs approximately 200 EMS workers.

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

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

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

"Calls for service have increased while our staffing levels have stayed stagnant. This investment will ensure that the people of San Francisco continue to receive the emergency medical care that they expect and deserve," said Shon Buford, President, SFFD Local 798.

The supplemental will need to be heard and approved by the Board's Budget and Finance committee before going to the Board of Supervisors for a final vote. The Mayor will request the supplemental be heard as soon as possible to ensure the new paramedics can begin training in Spring 2022.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF 100% AFFORDABLE HOUSING ON BALBOA PARK UPPER YARD
Date: Tuesday, November 09, 2021 11:36:34 AM
Attachments: [11.09.2021 Balboa Upper Yard.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, November 9, 2021 at 11:35 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF 100% AFFORDABLE HOUSING ON BALBOA PARK UPPER YARD

FOR IMMEDIATE RELEASE:
Tuesday, November 9, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED CELEBRATES
GROUNDBREAKING OF 100% AFFORDABLE HOUSING ON
BALBOA PARK UPPER YARD**

Former SFMTA surface parking lot will be converted into 131 homes for families

San Francisco, CA — Mayor London N. Breed today celebrated the groundbreaking of 131 new affordable homes at Balboa Park Upper Yard (BPUY). The Site is one of two new 100% affordable housing developments to break ground in District 11 in 2021, and will feature a revamped Balboa BART station plaza as part of the complete design. Once construction concludes in 2023, the transit-oriented development will feature a number of community benefits, including a licensed early childhood education center with an outdoor activity area operated by the YMCA as well as a family resource center.

“Moving forward with affordable housing across San Francisco is critical as we continue to emerge from this pandemic,” said Mayor Breed. “Balboa Park Upper Yard will not only serve the residents of District 11, but it will also shift our City’s housing focus to a more affordable, transit-oriented model. I want to thank everyone who has helped make this project possible.”

In 2012, the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors approved the sale of the BPUY to other partner agencies to meet community goals of increased transit ridership, new affordable housing, and improved services for residents,

consistent with the Balboa Park Station Area Plan. The BPUY site, a former SFMTA surface parking lot, was transferred to the Mayor's Office of Housing and Community Development (MOHCD) in 2018 for the purpose of developing affordable housing. As an interim use, BPUY housed the City's first Vehicular Triage Center, operated by the Department of Homelessness and Supportive Housing (HSH). HSH operated the Site until January 2021.

"San Francisco is in a housing crisis. The 131 affordable family units at the Balboa Park Upper Yard is a big step in the right direction for District 11 and San Francisco," said Supervisor Ahsha Safaí. "It has been more than 40 years since our community has built 100 percent affordable family housing. I am proud to have fought for affordable housing units for our working families, with childcare on site, using 100% union labor."

In September 2016, MOHCD selected Related California (Related) and Mission Housing Development Corporation (MHDC) to develop, own, and operate the family housing proposed for the Site. BPUY was one of the first affordable housing developments in the City to receive planning department approval to utilize Senate Bill 35 (SB 35), which in recent years streamlined the approval processes for this infill project and has allowed for construction to begin sooner.

"Our city needs more housing: for families, for teachers, for seniors, for young people just starting out. We especially need 100% affordable housing for lower-income San Franciscans, many of whom were also negatively financially impacted by the pandemic. The Balboa Park Upper Yard Project is exactly what we need, and I applaud the Mayor's leadership on getting it approved. I'm thrilled that SB 35, my legislation to streamline approvals for affordable housing, continues to be useful in adding to our affordable housing supply in San Francisco. These 131 new affordable homes will help improve the lives of so many people," said State Senator and author of SB 35, Scott Wiener.

"For far too long, District 11 has gone without truly affordable, high-quality family housing. With the Balboa Park Upper Yard ground breaking, those days of inequality can finally begin to end," said Sam Moss, Executive Director, Mission Housing Development Corporation.

The 131-unit development at BPUY, which MHDC is developing in partnership with Related California, has 39 apartments set aside for existing HOPE SF residents voluntarily relocating from the Sunnydale-Velasco public housing site. Amenities at BPUY will include a 3,994-square-foot licensed early childhood education center, a family wellness community resource center operated by MHDC's resident services department, and a commercial space operated by PODER, a grassroots environmental justice organization, for bicycle maintenance.

"We're pleased to be working with San Francisco's elected leaders, Mission Housing, BART, and our state housing partners to bring this much-needed, transit-oriented affordable housing to the community," said Ann Silverberg, CEO, Related California Northern California Affordable and Northwest Divisions. "These types of partnerships are critical if we want to build enough housing to meet demand in San Francisco, and across the region."

As part of the funding applications, the developers worked closely with BART and SFMTA to complete a redesign of the southern portion of the Balboa Park BART Station Plaza to improve bicycle and pedestrian improvements in the area. A brand-new pedestrian plaza will be constructed next to BPUY, and a new vehicle drop-off area will be built simultaneously with the housing units.

“What’s wonderful is this neighborhood took ownership of the Balboa Park Upper Yard Project from the beginning,” said BART Director Bevan Dufty. “Without their advocacy and input, we wouldn’t be here breaking ground.”

BPUY is supported by California Strategic Growth Council’s Affordable Housing and Sustainable Communities Program (AHSC) with funds from California Climate Investments —Cap-and-Trade Dollars at Work. The developers submitted a successful application for \$20 million in Affordable Housing and Sustainable Communities grant dollars, which includes \$13.5 million in housing funds, \$3.3 million for BART cars, another \$5 million for the BART Plaza, and another \$1.1 million for sustainable transportation improvements for SFMTA.

Residents of the new building will also receive free Muni passes for three years. In addition, the developers were awarded an Infrastructure Infill Grant to fill the Plaza gap for another \$3.5 million bringing the total State Housing and Community Development department contribution to approximately \$33.2 million. Locally, the BART Plaza also received another \$1 million from County Transportation Authority from Prop K money for capital costs.

The nine-story building, designed by Mithun includes studios, one-bedroom, two-bedroom, and three-bedroom apartments. Once complete, the new homes will be available to applicants with a broad range of incomes, including 41%, 50%, 60%, 82%, and 109% Area Median Income (AMI) or below.

"When our community began the fight to dedicate our public lands towards 100% affordable housing, we didn't know that it would take a decade to bring our vision to fruition. Communities United for Health & Justice is thrilled to see the Balboa Upper Yard project break ground, but we see this as a call to action, calling upon our City to move more of our public moneys and public policies towards more 100% affordable housing," said Maria del Rubi Merino, member of PODER.

Major financing for BPUY was provided by a \$23.2 million investment from MOHCD that enabled the \$120.3 million project to move forward. Operating subsidies will be delivered through the U.S. Department of Housing and Urban Development’s Project Based Voucher program administered by the San Francisco Housing Authority.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Historic Preservation Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)
Date: Monday, November 08, 2021 1:22:13 PM
Attachments: [770 Woolsey St RTC Notification for HPC.pdf](#)

Commission Affairs

San Francisco Planning
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[San Francisco Property Information Map](#)

From: Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>
Sent: Friday, November 05, 2021 11:20 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Historic Preservation Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Historic Preservation 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, November 18, 2021. The Planning Commission will consider approvals for the project at the same hearing as the Final EIR certification. The proposed project will also require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at jenny.delumo@sfgov.org or 628.652.7568.

Sincerely,

Jenny Delumo, AICP (she/hers)
Senior Planner and Transportation Review Team Lead
Environmental Planning Division
San Francisco Planning
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November 5, 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 770 Woolsey Street Project**
Planning Department File No. 2017-012086ENV

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Historic Preservation 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>.

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If you have any questions related to this project's environmental evaluation, please contact me at jenny.delumo@sfgov.org or 628.652.7568.

Sincerely,

Jenny Delumo
Senior Environmental Planner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER
Date: Monday, November 08, 2021 8:53:41 AM
Attachments: [11.05.2021 Temporary Vehicle Lot.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, November 5, 2021 at 9:35 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER

FOR IMMEDIATE RELEASE:
Friday, November 5, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING
CANDLESTICK VEHICLE TRIAGE CENTER**

A temporary lot will serve individuals currently living in vehicles, some of whom have been impacted by recent storm and rain, until Vehicle Triage Center opens in January 2022

San Francisco, CA — Mayor London N. Breed and the Department of Homelessness and Supportive Housing (HSH) today announced a new temporary vehicle staging lot to serve as an interim site until the new Vehicle Triage Center (VTC) at Candlestick Point opens in January 2022. Following the recent storm and heavy rain in San Francisco, a number of residents residing in vehicles at the Hunters Point Expressway, as well as a number of abandoned vehicles, were impacted. The new site, which is located at 1236 Carroll Avenue and owned by Prologis, will temporarily stage these individuals and their vehicles until the VTC is opened, at which point they will have the opportunity to move to the Candlestick VTC.

The Healthy Streets Operations Center (HSOC) is coordinating the services being offered to impacted residents. Outreach and street medicine teams are making daily safety and wellness checks to impacted residents, and Mother Browns is providing them with daily meals. Environmental health professionals are also monitoring the conditions on site.

“The Vehicle Triage Center at Candlestick Point will provide a level of services and safety

that is needed for the people living in their vehicles in the area, but the recent damage caused by the storm requires us to act in the meantime while that site is being prepared. Our focus is providing a safe place for the people affected by the storms until we are able to move them to a more stable situation at the Vehicle Triage Center,” said Mayor Breed. “I want to thank Prologis for their willingness to temporarily provide this site as we work to support those who have been impacted and the surrounding community.”

The site, which is provided by Prologis, will stage individuals and their vehicles, as well as other damaged and abandoned vehicles, for roughly two months until the VTC is opened. The City will be responsible for the operations at the site, which is currently envisioned as the future home of a new training facility for the San Francisco Fire Department.

“As you know we have been working hard to meet the needs of community and folks forced to live in vehicles. We are set to open a Vehicle Triage Center (VTC) with infrastructure and supports to improve the lives of everyone soon. The recent storms have created a dangerous and unsafe situation for everyone and has caused us to find quick temporary relief for neighbors and folks living in vehicles. This temporary site will address the needs of everyone while we prepare to open the VTC,” said Board of Supervisors President Shamann Walton, who represents District 10 and the affected area.

“As a member of the San Francisco community, we are pleased to be able to support City leaders as they work to address the needs of people who are homeless,” said Steven Hussain, Prologis’ Vice President of Workforce Programs and Community Relations.

Once opened, the Candlestick VTC will include up to 150 parking spaces for up to 177 people, 24/7 staffing and security, bathrooms, mobile shower facilities, and potable water. It will provide people living in their vehicles in the immediate area with a safe place to park and live and access to services designed to help stabilize their lives through health care, housing, employment, or other interventions that meet their unique needs.

About Prologis

Headquartered in San Francisco since 1983, [Prologis, Inc.](#) is the global leader in logistics real estate. Prologis leases modern logistics facilities to a diverse base of customers principally across two major categories: business-to-business and retail/online fulfillment.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT
Date: Thursday, November 04, 2021 12:10:06 PM
Attachments: [11.04.2021 Broadway Cove & 735 Davis.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, November 4, 2021 at 12:09 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT

FOR IMMEDIATE RELEASE:
Thursday, November 4, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING
OF NEW AFFORDABLE HOUSING BY THE NORTHEAST
WATERFRONT**

Housing developments Broadway Cove and 735 Davis open their doors to 178 families and seniors

San Francisco, CA — Mayor London N. Breed, City Attorney David Chiu, Supervisor Aaron Peskin, and community leaders today celebrated the grand opening of two new affordable housing developments, Broadway Cove and 735 Davis. Located at 88 Broadway, Broadway Cove consists of 125 permanently affordable apartments for families, while 735 Davis consists of 53 units for seniors.

The new apartments at Broadway Cove are available to households with incomes ranging between 30-120% of the Area Median Income (AMI). Over 30 of the family units are supported by Project-Based Section 8 Vouchers and will house residents of the HOPE SF Potrero public housing site who have accepted the opportunity to relocate, while City-sponsored subsidy programs support 28 of the senior apartments located at 735 Davis.

“To address our City’s housing crisis, we need to be willing to take on projects like the ones we are celebrating today,” said Mayor Breed. “As we recover from this pandemic and fully reopen our economy, it is critical for San Franciscans to have the opportunity to live and thrive

in the city they call home. I will continue to do all that I can to ensure that that our residents, especially our families and seniors, have a safe and dignified place to live.”

In October 2018, Mayor Breed announced a \$1.5 million investment to ensure 735 Davis would be affordable to very low-income seniors through the Senior Operating Subsidy (SOS) program. The funding cuts rents in half for 13 senior housing units, lowering the monthly rent for a one-bedroom apartment from \$1,538 to \$769. Additionally, 15 units are supported by the Local Operating Subsidy Program (LOSP), part of Mayor Breed’s Homelessness Recovery Plan.

Before the development of affordable housing, 88 Broadway served as a surface parking lot owned by the Port of San Francisco on a parcel that was formerly occupied by the Embarcadero Freeway. 735 Davis is a former San Francisco Public Works parking lot transferred to the Mayor’s Office of Housing and Community Development (MOHCD) through the City’s surplus land ordinance to make developable sites available for affordable housing on public lands.

In 2018, then-Assemblymember David Chiu, who now serves as San Francisco City Attorney, authored Assembly Bill (AB) 1423 to permit the City to build affordable housing at 88 Broadway. AB 1423 also clarified that 88 Broadway could include a childcare facility and a ground floor restaurant.

“This is exactly the type of housing we need in San Francisco,” said City Attorney David Chiu. “These projects will provide 178 affordable homes to our families and seniors. I was more than happy to author legislation as an Assemblymember to ensure this project moved forward and families would have the amenities they need.”

With a particular focus on meeting the housing needs of the surrounding neighborhood, of the 129 units available through the affordable housing lottery, 40%, or 51 homes, were available to applicants with the Neighborhood Resident Housing Preference. The two developments collectively feature approximately 10,500 square feet of retail/commercial space targeted to neighborhood-serving uses, including a 55-slot mixed-income childcare center operated by the YMCA of San Francisco. There is also a 9,500 square-foot mid-block public walkway publicly accessible between the two sites, with landscaping and seating.

“I am incredibly proud to have fought for and secured 100% affordable housing (and one park) on the four parcels liberated by the teardown of the Embarcadero Freeway,” said Supervisor Aaron Peskin, who has represented the northeast corner of the City on and off for two decades. “Broadway Cove/735 Davis are especially significant because they are the first of the sites to benefit from our SOS subsidies for seniors program. It’s very moving to have served long enough to see this last freeway parcel welcome residents home.”

“The Port is deeply committed to a waterfront for everyone and is proud to own and provide the land at 88 Broadway for San Francisco for families and seniors to live well in our City,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The 88 Broadway community symbolizes joy and opportunity and is a wonderful addition to our renowned waterfront.”

BRIDGE Housing and The John Stewart Company were partners on this multi-building development. They enlisted local architecture firm Leddy Maytum Stacy and Cahill

Contractors to bring this project to completion.

“This was a rare opportunity to bring a much-needed range of affordability and services to the neighborhood,” said Susan Johnson, BRIDGE Housing Interim President & CEO. “We’re proud to team up with The John Stewart Company and our public- and private-sector partners on this effort to serve people, from the city’s most vulnerable seniors to working families.”

“Completion of this innovative project realizes John Stewart’s vision for what he called ‘the mother of all mixed-use projects,’ meaning an affordable and inclusive community with family and senior units, residents ranging from the formerly homeless to the ‘missing middle,’ supportive services for all residents and an on-site mixed-income childcare center – all on publicly-owned land with unparalleled views and proximity to the Bay. John spent many hours appearing at Port Commission, Board and community meetings championing this project, and we are absolutely thrilled to have helped bring it to fruition,” said Jack Gardner, President & CEO of the John Stewart Company.

“We’ve lived in the neighborhood my whole life, and with a family of five, our apartment was very crowded,” said Broadway Cove resident Tammy Z., who moved in under the Neighborhood Resident Housing Preference program. “Broadway Cove is a gift that changed our lives, as my sister and I still live close to our parents, but for the first time, we have our own rooms.” Tammy works as a customer service manager at a local music school and is also studying at City College of San Francisco.

Major financing for both Broadway Cove and 735 Davis includes a \$50 million investment for building construction from MOHCD that enabled the \$140 million (combined) projects to move forward. In addition to the City’s investment, Bank of America, the California Tax Credit Allocation Committee, and Barings Multifamily Capital LLC contributed to 88 Broadway, while the Federal Home Loan Bank of San Francisco contributed to 735 Davis.

“Bank of America Community Development Banking is pleased to provide more than \$125 million in debt and equity financing to help create much-needed affordable housing for families in San Francisco,” said Liz Minick, San Francisco-East Bay Market Executive at Bank of America. “Broadway Cove and 735 Davis are great examples of the impact public-private partnerships can make to support the communities where we work and live.”

Broadway Cove is a six-story building that includes studios, one-bedroom, two-bedroom, and three-bedroom apartments. 735 Davis is a six-story building that includes studios and one-bedroom apartments. Both projects started construction in June 2019 and were completed in December 2020 (735 Davis) and March 2021 (88 Broadway), with the grand opening delayed due to the COVID-19 pandemic.

###