

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: July 13, 2021

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 13, 2021

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, July 13, 2021. This item was acted upon at the Committee Meeting on Monday, July 12, 2021, at 1:30 p.m., by the votes indicated.

Item No. 38 File No. 210182

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

AMENDED, AN AMENDMENT OF THE BEARING SAME TITLE

Vote: Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

RECOMMENDED AS AMNEDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy Anne
Pearson, Deputy City Attorney
Kristen Jensen, Deputy City Attorney

1 [Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District]

2
3 **Ordinance amending the Planning Code to create the new 2500-2530 18th Street**
4 **Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos.**
5 **002 and 002A), to facilitate the development of affordable housing at the site; amending**
6 **the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair,**
7 **General) to UMU (Urban Mixed Use) and to map the new special use district; affirming**
8 **the Planning Department's determination under the California Environmental Quality**
9 **Act; and making findings of consistency with the General Plan, and the eight priority**
10 **policies of Planning Code, Section 101.1, and findings of public necessity,**
11 **convenience, and welfare under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. CEQA and General Plan Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
21 ordinance comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. 210182 and is incorporated herein by reference. The Board affirms
24 this determination.
25

1 (b) On May 13, 2021, the Planning Commission, in Resolution No. 20917, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. 210182, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
7 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
8 in Planning Commission Resolution No. 20917, and the Board adopts such reasons as its
9 own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No.
10 210182 and is incorporated herein by reference.

11
12 Section 2. Article 2 of the Planning Code is hereby amended by adding Section
13 249.91, to read as follows:

14 **SEC. 249.91. 2500-2530 18TH STREET AFFORDABLE HOUSING SPECIAL USE**
15 **DISTRICT.**

16 (a) **General.** *A special use district entitled the “2500-2530 18th Street Affordable Housing*
17 *Special Use District” consisting of Assessor’s Parcel Block No. 4014, Lots Nos. 002 and 002A, is*
18 *hereby established for the purposes set forth below. The boundaries of the 2500-2530 18th Street*
19 *Affordable Housing Special Use District are designated on Sectional Map No. SU08 of the Zoning*
20 *Map.*

21 (b) **Purpose.** *The purpose of this special use district is to facilitate the development of*
22 *affordable housing at the site. The site is owned by the Homeless Prenatal Program (HPP), a family*
23 *resource center that has been offering comprehensive family services since 1989. With a mission to*
24 *break the cycle of family poverty and homelessness, HPP’s work focuses on families as they start to*
25 *ensure they are healthy, stable, and housed. As of February 2021, HPP had a large staff of close to*

1 100, half of whom were former clients or came from the community it serves. HPP has often been
 2 recognized for its work in the community. HPP receives generous support from the City and County of
 3 San Francisco and has contracts with various City departments, including the Mayor’s Office of
 4 Housing and Community Development, the Department of Homelessness and Supportive Housing, and
 5 the Department of Human Services. HPP has been located in a building at 2500 18th Street since 2005
 6 and in June 2020 acquired an adjoining lot at 2530 18th Street to further facilitate its mission.
 7 Fulfillment of HPP’s mission at 2500 18th Street and 2530 18th Street requires a change of the zoning
 8 designation for those properties to the Urban Mixed Use (UMU) zoning district, the same zoning
 9 designation as the remainder of Assessor’s Block 4014.

10 (c) Use Controls. In this special use district, all newly constructed dwelling units, with the
 11 permissive exception of the manager’s unit, shall be affordable to households with an annual income
 12 between ~~30~~ 0 and 80% of the Area Median Income (as defined in Section 401), for a term no less than
 13 55 years. All applicable provisions of the Planning Code shall continue to apply to this special use
 14 district, except as otherwise provided in this Section 249.91.

15
 16 Section 3. The Planning Code is hereby amended in accordance with Planning Code
 17 Section 106 by revising Sectional Map ZN08 and Special Use Map SU08 of the Zoning Map,
 18 as follows:

19 (a) To change the Sectional Map ZN08 from PDR-1-G (Production, Distribution, and
 20 Repair, General) to UMU (Urban Mixed Use), as follows:

Assessor’s Parcels (Block/Lot Numbers)	Current Zoning to be Superseded	Proposed Zoning to be Approved
4014/002 and 4014/002A	PDR-1-G	UMU

1 (b) To change the Special Use Map (SU08) to establish the new 2500-2530 18th
2 Street Affordable Housing Special Use District, and to assign the following parcels to such
3 district:

Assessor's Parcels (Block/Lot Numbers)	Special Use District Hereby Established
4014/002 and 4014/002A	2500-2530 18th Street Affordable Housing Special Use District

9
10 Section 4. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor's veto of the ordinance.

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: /s/
18 ANDREA RUIZ-ESQUIDE
19 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 7/12/2021)

[Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District]

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code establishes the zoning for the different areas in the City, including permitted uses. Currently, the properties at 2500-2530 18th Street, between Potrero Ave. and Hampshire St. (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A) are zoned PRD-1-G (Production, Distribution, and Repair, General). PDR-1-G districts seek to "retain and encourage existing production, distribution, and repair activities and promote new business formation." Therefore, residential and office uses are prohibited in these districts, and retail and institutional uses are limited. (See Section 210.3 of the Planning Code).

Other lots in the immediate vicinity have different zoning designations that do allow residential uses. For example, the remainder of Assessor's Parcel Block No. 4014 is zoned UMU (Urban Mixed Use). UMU is intended to "promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts." Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. (See Section 843 of the Planning Code).

Amendments to Current Law

This Ordinance creates the "2500-2530 18th Street Affordable Housing Special Use District" (SUD) (consisting of Assessor's Parcel Block No. 4014, Lots Nos. 002 and 002A) for the purposes of facilitating the development of affordable housing at the site. To achieve that goal, the Ordinance rezones these parcels from PDR-1-G to UMU, maps the SUD, and establishes that all newly constructed dwelling units, with the permissive exception of the

manager's unit, shall be affordable to households with an annual income between 0 and 80% of AMI, for a term no less than 55 years. The Ordinance further states that all applicable provisions of the Planning Code shall continue to apply to the SUD, except as otherwise provided therein.

Background Information

This revised legislative digest reflects amendments made to the Ordinance at the Land Use and Transportation Committee hearing held on Monday, July 12, 2021.

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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2500-2530 18th Street Affordable Housing Special Use District		4014002, 4014002A
Case No.		Permit No.
2021-003184PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. BOS File No. 210182: Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.	
	Project Approval Action: Board of Supervisors Adoption	Signature: Joy Navarrete
		04/26/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



May 25, 2021

Ms. Angela Calvillo, Clerk
Honorable Supervisors Walton, Ronen, and Stefani
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2021-003184PCAMAP:
2500-2530 18th Street Affordable Housing Special Use District
Board File No. 210182

Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Walton,

On February 23, 2021, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisors Walton that would add Planning Code Section 249.91 and amend Sectional Map ZN08 and Special Use Map SU08 of the Zoning Map. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modification was to remove the 30% Area Median Income (AMI) floor but maintain the cap at 80% of the AMI for the 2500-2530 18th Street Affordable Housing Special Use District. Please see the attached resolution for more information.

On April 26, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case 2021-003184PRJ documents in PPTS/M-Files.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require

further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, Deputy City Attorney
Percy Burch, Aide to Supervisor Walton
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution

Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 20917

HEARING DATE: MAY 13, 2021

Project Name: 2500-2530 18th Street Affordable Housing Special Use District
Case Number: 2021-003184PCAMAP [Board File No. 210182]
Initiated by: Supervisors Walton, Ronen, and Stefani / Introduced February 23, 2021
Staff Contact: Veronica Flores, Legislative Affairs
Veronica.Flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING WITH MODIFICATION A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE TO CREATE THE NEW 2500-2530 18TH STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT (ASSESSOR'S PARCEL BLOCK NO. 4014, LOT NOS. 002 AND 002A), TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING AT THE SITE; AMENDING THE ZONING MAP TO REZONE THE LOTS FROM PDR-1-G (PRODUCTION, DISTRIBUTION, AND REPAIR, GENERAL) TO UMU (URBAN MIXED USE) AND TO MAP THE NEW SPECIAL USE DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on February 23, 2021 Supervisors Walton, Ronen, and Stefani introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 210182, which would amend Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 13, 2021; and,

WHEREAS, on April 26, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case 2021-003184PRJ documents in PPTS/M-Files;

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission’s proposed recommendation is as follows:

1. Replace the AMI range listed in the 2500-2530 18th Street Affordable Housing Special Use District to instead include a cap at 80% of the Area Median Income (AMI).

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will reduce homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing.

General Plan Compliance

The proposed Ordinance and the Commission’s recommended modification are consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY’S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.2

Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.7

Consider environmental justice issues when planning for new housing, especially affordable housing.

OBJECTIVE 5

ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

Policy 5.2

Increase access to housing, particularly for households who might not be aware of their housing choices.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

Policy 6.1

Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

Policy 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

Policy 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

The proposed Ordinance supports the Housing Element's Goals to reduce homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing. This allows HPP to build on

their existing services and provide on-site affordable housing in the future. Permanent Supportive Housing, which includes onsite supportive services assistance with health or social needs and referrals for services for the residents, has proved an effective resource in reducing homelessness.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The proposed Ordinance would enhance affordable housing opportunities.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss

of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 13, 2021.



Jonas P.
Ionin

Digitally signed
by Jonas P. Ionin
Date: 2021.05.21
08:46:49 -07'00'

Jonas P. Ionin
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel

NOES: None

ABSENT: None

ADOPTED: May 13, 2021

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EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: MAY 13, 2021

90-Day Deadline: May 27, 2021

Project Name: 2500-2530 18th Street Affordable Housing Special Use District
Case Number: 2021-003184PCAMAP [Board File No. 210182]
Initiated by: Supervisors Walton, Ronen, and Stefani / Introduced February 23, 2021
Staff Contact: Veronica Flores, Legislative Affairs
Veronica.Flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Recommendation: Approval with Modifications

Planning Code Amendment

The proposed Ordinance would amend Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district.

The Way It Is Now:	The Way It Would Be:
Block/Lots 4014/002 and 002A are zoned PDR-1-G (Production, Distribution, and Repair, General).	Block/Lots 4014/002 and 002A would be rezoned to UMU (Urban Mixed Use).
Block/Lots 4014/002 and 002A do not have a Special Use District designation.	The "2500-2530 18th Street Affordable Housing Special Use District (SUD)" would be established comprising of Block/Lots 4014/002 and 002A. The proposed SUD would require that all new dwelling units (except for the manager's unit) be affordable to households with an annual income between 30-80% AMI for at least 55 years.

Background

The Homeless Prenatal Program (HPP) is a family resource center that has been in operation since 1989. HPP has operated specifically at 2500 18th Street since 2005. They acquired the adjacent property at 2530 18th Street last year to expand their existing services. The proposed rezoning and SUD would facilitate affordable housing in the future.

Issues and Considerations

Permanent Supportive Housing

The Ordinance supports Permanent Supportive Housing, as defined under Article VI of the Administrative Code, which states:

Permanent Supportive Housing shall mean housing units for Clients that include on-site supportive services, including, without limitation, intake and assessment of Clients' needs, outreach to the Clients to assist them with health or social needs, management of the health or social needs of Clients, mediation of disputes with the property management, and referrals for services to the Clients. Permanent Supportive Housing shall not include any shelter that offers temporary overnight sleeping space on a short-term basis provided by the City on City-owned or leased property or through a contractual arrangement.

Homeless Prenatal Program (HPP) partners with the Mayor's Office of Housing and Community Development, established non-profits, and other professionals to provide Permanent Supportive Housing. The definition of Permanent Supportive Housing is long-term affordable housing with on-site social services for people exiting chronic homelessness.

Homeless Prenatal Program

HPP was founded in 1989 to provide resources to families experiencing homelessness, particularly women during their pregnancies, to ensure they are healthy, stable, and housed. They started with a focus on prenatal care and evolved to a full family resource center, now with a broader goal of ending childhood poverty. HPP has operated at 2500 18th Street since 2005. They acquired the adjacent vacant property at 2530 18th Street last year with plans to expand their existing services. Services include assisting families with job training, housing services, health services, child development, and other support. HPP also hosted a COVID-19 vaccination clinic in collaboration with the Native American Health Center at the adjacent site in response to the recent pandemic. In addition to assisting those experiencing homelessness, HPP also serves families that are marginally housed, poor, or living in precarious living situations. As of February 2021, HPP employed more than 100 employees, many of whom went through the job training HPP provided. HPP currently serves approximately 3,000 families a year. This number is anticipated to increase to approximately 4,000 families with the proposed expansion.

HPP has not officially submitted plans or permits for affordable housing but is looking to submit an application for review in the near future. The proposed Ordinance would help them secure the financing and loans required to build the affordable housing because the rezoning to UMU allows residential uses, while today's PDR-1-G

zoning does not. Once this Permanent Supportive Housing is built, HPP would be an all-inclusive resource for their clients.

Affordable Housing On-Site

The on-site affordable housing is intended to further support HPP's clients as they transition out of homelessness. HPP currently provides housing referrals to other housing providers such as Mercy Housing. The goal is to allow HPP to provide even more comprehensive services by having affordable housing options on-site, thus resulting in continuous, seamless support.

As written, the proposed SUD requires households to have an annual income of at least 30% of the AMI, which is \$30,750 for a two-person household, to qualify for the affordable housing on-site¹. This minimum requirement may be overly restricted and especially harmful for those who may need the most help. If any households make less this income, HPP would still refer them to other housing providers. However, they would lose the added benefit of receiving services all at the HPP site.

COVID-19 Pandemic Impacts on Homelessness

Before the COVID-19 pandemic, homelessness in San Francisco was already on the rise, increasing 18% from 2015-2019.² The advent of COVID-19 heightened the need to devote City resources to ensuring that people experiencing homelessness, and particularly those with high vulnerability to illness, are safely sheltered, receive critical health and service supports, and are moved to permanent housing as quickly and equitably as possible.

In addition to expanded exits to homelessness, the City will invest further in homelessness prevention as the City anticipates that people experiencing the crisis of homelessness may increase as the economic impacts of the COVID-19 pandemic evolve.

The immediate need to address the additional health and safety concerns COVID-19 has placed on those experiencing homelessness is noted in the Homelessness Recovery Plan, which states: the City will invest further in homelessness prevention as the City anticipates that people experiencing the crisis of homelessness may increase as the economic impacts of the COVID-19 pandemic evolve. HPP's work for the past ~30 years aligns with the Homeless Recovery Plan efforts to support San Franciscans as they transition out of homelessness. The Ordinance would support HPP as they expand their services and provide on-site affordable housing in the future.

Compatible Zoning

The Planning Department has made a concerted effort to retain PDR uses throughout the city. While the proposed Ordinance is a move in the opposite direction, the proposed amendments are still appropriate for this site. UMU zoning districts are intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Figure A shows that the entirety of Block 4014 is already zoned UMU, except for Lots 002 and 002A. The proposed rezoning would continue the transition between the PDR-1-G zoning to the west and the RH-2 zoning to the east.

¹ [2020 Maximum Income by Household Size Chart](#)

² [2019 San Francisco Homeless Count & Survey Comprehensive Report](#)

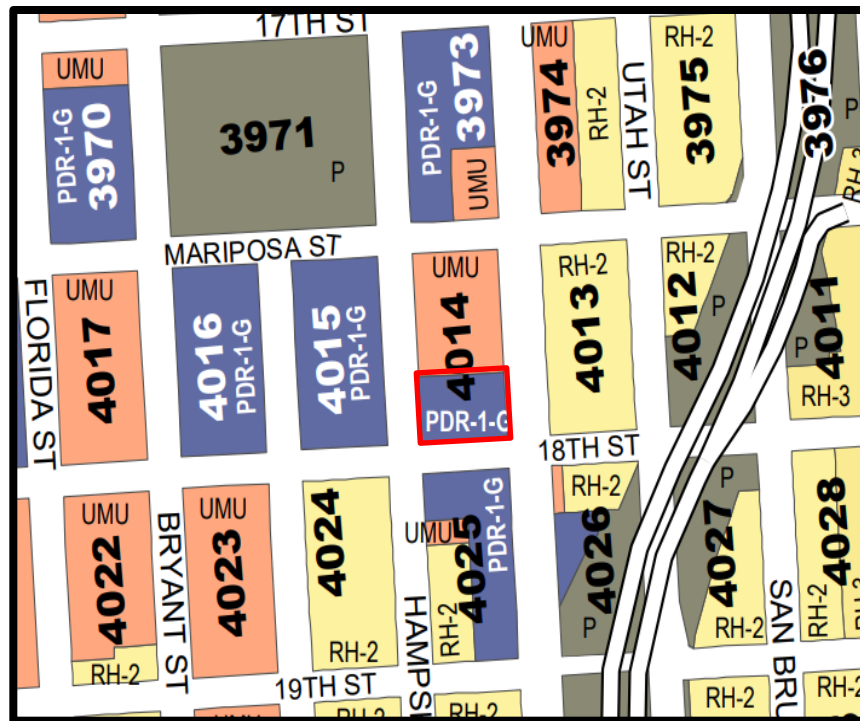


Figure A: Zoning Districts of subject parcels (outlined in red) and surrounding lots

General Plan Compliance

The proposed Ordinance supports the Housing Element’s Goals to reduce homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing. This allows HPP to build on their existing services and provide on-site affordable housing in the future. Permanent Supportive Housing, which includes onsite supportive services assistance with health or social needs and referrals for services for the residents, has proved an effective resource in reducing homelessness.

Racial and Social Equity Analysis

Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department’s Racial and Social Equity Initiative. This is also consistent with the Mayor’s Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Planning Code and Zoning Map amendments in the proposed Ordinance would protect our most vulnerable populations experiencing homelessness. There has been an increase in those experiencing homelessness in recent years, and this is further exacerbated by COVID-19. There are several agencies and non-profits assisting people transitioning from homelessness. However, HPP specializes in serving families and caters to pregnant women. The proposed Ordinance would support Permanent Supportive Housing in the future and the proposed SUD would ensure that the site remains affordable for at least 55 years. HPP’s current and future efforts all assist their clients in transitioning to safe, stable housing in a timely manner.

One area in which the Ordinance could further racial and social equity more relates to the required AMI levels. The combination of the proposed rezoning and SUD creates opportunities for Permanent Supportive Housing

that otherwise would not be possible. However, requiring households to have an annual income of at least 30% of the AMI limits the clients that HPP can provide this affordable housing to. This is especially restrictive considering that HPP's clients are transitioning out of homelessness and still taking steps towards a stable income. The proposed Ordinance should be revised to be more inclusive and allow HPP to offer future affordable housing to more of their clients.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendation is as follows:

1. Replace the AMI range listed in the 2500-2530 18th Street Affordable Housing Special Use District to instead include a cap at 80% of the Area Median Income (AMI).

Basis for Recommendation

The Department is recommending approval of the proposed Ordinance because it supports the Housing Element's and Homelessness Recovery Plan goals of reducing homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing. Permanent Supportive Housing, which includes on-site supportive services assistance with health or social needs and referrals for services for the residents, has proved an effective resource in reducing homelessness. This Ordinance would allow HPP to expand their services by providing on-site affordable housing. However, the additional policy recommendation will expand who could benefit from such affordable housing.

Recommendation 1: Replace the AMI range listed in the 2500-2530 18th Street Affordable Housing Special Use District to instead include a cap at 80% of the Area Median Income (AMI).

The future affordable housing at this site is meant for those transitioning out of homelessness. Requiring that households have a minimum of 30% AMI to qualify for this affordable housing is overly restrictive. It would be a disservice to require HPP to refer non-qualifying clients to other housing providers instead of any on-site openings. The Ordinance would better serve our vulnerable populations if the minimum 30% AMI requirement is eliminated. This change is still in keeping with the proposed Ordinance's intent of providing on-site affordable housing.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

On April 26, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case 2021-003184PRJ documents in PPTS/M-Files.

Public Comment

As of the date of this report, the Planning Department has received over 80 public comments in support of the proposed Ordinance. Letters of support come from HPP’s Founder and Executive Director, Board Members, volunteers, and clients; nurse practitioners from UCSF; neighboring residents and businesses such as Zynga; community groups such as Partners in Prevention and San Francisco Patient Pantry; and more. All the letters of support commented on the positive work that HPP does in assisting those transitioning out of homelessness, as well as the need to maintain and expand these services for the city’s most vulnerable residents. Further, letters of support described how HPP adjusted and expanded services during the COVID-19 pandemic, and how this pandemic highlighted the need for HPP.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 210182
- Exhibit C: Letters of Support



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: MAY 13, 2021

Project Name: 2500-2530 18th Street Affordable Housing Special Use District
Case Number: 2021-003184PCAMAP [Board File No. 210182]
Initiated by: Supervisors Walton, Ronen, and Stefani / Introduced February 23, 2021
Staff Contact: Veronica Flores, Legislative Affairs
 Veronica.Flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING WITH MODIFICATION A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE TO CREATE THE NEW 2500-2530 18TH STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT (ASSESSOR'S PARCEL BLOCK NO. 4014, LOT NOS. 002 AND 002A), TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING AT THE SITE; AMENDING THE ZONING MAP TO REZONE THE LOTS FROM PDR-1-G (PRODUCTION, DISTRIBUTION, AND REPAIR, GENERAL) TO UMU (URBAN MIXED USE) AND TO MAP THE NEW SPECIAL USE DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on February 23, 2021 Supervisors Walton, Ronen, and Stefani introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 210182, which would amend Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 13, 2021; and,

WHEREAS, on April 26, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case 2021-003184PRJ documents in PPTS/M-Files;

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will reduce homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing.

General Plan Compliance

The proposed Ordinance and the Commission’s recommended modification are consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY’S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.2

Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.7

Consider environmental justice issues when planning for new housing, especially affordable housing.

OBJECTIVE 5

ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

Policy 5.2

Increase access to housing, particularly for households who might not be aware of their housing choices.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

Policy 6.1

Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

Policy 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

Policy 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

The proposed Ordinance supports the Housing Element's Goals to reduce homelessness and the risk of homelessness by providing more opportunities for Permanent Supportive Housing. This allows HPP to build on their existing services and provide on-site affordable housing in the future. Permanent Supportive Housing, which includes onsite supportive services assistance with health or social needs and referrals for services for the residents, has proved an effective resource in reducing homelessness.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The proposed Ordinance would enhance affordable housing opportunities.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic

buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 13, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: May 13, 2021

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1 [Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District]

2

3 **Ordinance amending the Planning Code to create the new 2500-2530 18th Street**
 4 **Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos.**
 5 **002 and 002A), to facilitate the development of affordable housing at the site; amending**
 6 **the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair,**
 7 **General) to UMU (Urban Mixed Use) and to map the new special use district; affirming**
 8 **the Planning Department's determination under the California Environmental Quality**
 9 **Act; and making findings of consistency with the General Plan, and the eight priority**
 10 **policies of Planning Code, Section 101.1, and findings of public necessity,**
 11 **convenience, and welfare under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 15 **Board amendment additions** are in double-underlined Arial font.
 16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. CEQA and General Plan Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
 22 ordinance comply with the California Environmental Quality Act (California Public Resources
 23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 24 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
 25 determination.

1 (b) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
7 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
8 in Planning Commission Resolution No. _____, and the Board adopts such reasons
9 as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in
10 File No. _____ and is incorporated herein by reference.

11
12 Section 2. Article 2 of the Planning Code is hereby amended by adding Section
13 249.91, to read as follows:

14 **SEC. 249.91. 2500-2530 18TH STREET AFFORDABLE HOUSING SPECIAL USE**
15 **DISTRICT.**

16 (a) ***General.*** A special use district entitled the "2500-2530 18th Street Affordable Housing
17 Special Use District" consisting of Assessor's Parcel Block No. 4014, Lots Nos. 002 and 002A, is
18 hereby established for the purposes set forth below. The boundaries of the 2500-2530 18th Street
19 Affordable Housing Special Use District are designated on Sectional Map No. SU08 of the Zoning
20 Map.

21 (b) ***Purpose.*** The purpose of this special use district is to facilitate the development of
22 affordable housing at the site. The site is owned by the Homeless Prenatal Program (HPP), a family
23 resource center that has been offering comprehensive family services since 1989. With a mission to
24 break the cycle of family poverty and homelessness, HPP's work focuses on families as they start to
25 ensure they are healthy, stable, and housed. As of February 2021, HPP had a large staff of close to

1 100, half of whom were former clients or came from the community it serves. HPP has often been
 2 recognized for its work in the community. HPP receives generous support from the City and County of
 3 San Francisco and has contracts with various City departments, including the Mayor’s Office of
 4 Housing and Community Development, the Department of Homelessness and Supportive Housing, and
 5 the Department of Human Services. HPP has been located in a building at 2500 18th Street since 2005
 6 and in June 2020 acquired an adjoining lot at 2530 18th Street to further facilitate its mission.
 7 Fulfillment of HPP’s mission at 2500 18th Street and 2530 18th Street requires a change of the zoning
 8 designation for those properties to the Urban Mixed Use (UMU) zoning district, the same zoning
 9 designation as the remainder of Assessor’s Block 4014.

10 (c) Use Controls. In this special use district, all newly constructed dwelling units, with the
 11 permissive exception of the manager’s unit, shall be affordable to households with an annual income
 12 between 30 and 80% of the Area Median Income (as defined in Section 401), for a term no less than 55
 13 years. All applicable provisions of the Planning Code shall continue to apply to this special use
 14 district, except as otherwise provided in this Section 249.91.

15
 16 Section 3. The Planning Code is hereby amended in accordance with Planning Code
 17 Section 106 by revising Sectional Map ZN08 and Special Use Map SU08 of the Zoning Map,
 18 as follows:

19 (a) To change the Sectional Map ZN08 from PDR-1-G (Production, Distribution, and
 20 Repair, General) to UMU (Urban Mixed Use), as follows:

Assessor’s Parcels (Block/Lot Numbers)	Current Zoning to be Superseded	Proposed Zoning to be Approved
4014/002 and 4014/002A	PDR-1-G	UMU

1 (b) To change the Special Use Map (SU08) to establish the new 2500-2530 18th
2 Street Affordable Housing Special Use District, and to assign the following parcels to such
3 district:

Assessor's Parcels (Block/Lot Numbers)	Special Use District Hereby Established
4014/002 and 4014/002A	2500-2530 18th Street Affordable Housing Special Use District

9
10 Section 4. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor's veto of the ordinance.

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: /s/
18 ANDREA RUIZ-ESQUIDE
19 Deputy City Attorney

20 n:\legana\as2021\2100283\01511861.docx

HOMELESS PRENATAL PROGRAM

Celebrating 30 Years of Service to the Community

May 4, 2021

BOARD OF DIRECTORS

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*Founder &
Executive Director*

San Francisco Planning Commission
c/o Veronica Flores, Senior Planner
49 S Van Ness Ave
San Francisco, CA 94103

Dear Commissioners:

On behalf of the Homeless Prenatal Program (HPP) and the thousands of families, we serve annually, I am writing to respectfully endorse our request for a map change at 2500 - 2530 18th Street. This map change will enable HPP to expand its services to families, especially with regard to job training and employment services, which are fundamental – together with housing – to stability.

In 2005, HPP purchased its current building on the corner of 18th and Potrero, having nearly lost our lease when a better-resourced for-profit business offered the landlord 4x our rent. We understood then that if we wanted to continue our work in the community, we needed to find a permanent home. With the help of our generous donors, we were able to purchase our current location at 2500 – 18th Street.

At that time, our 3-story building was even larger than we needed, and we leased out space to synergistic non-profit partners. However, over time, the need for our services increased at staggering rates, and now with a robust staff of 112, our space is getting smaller as our programs are expanding. With the possibility for increased space as granted by a map change (and build out project TBD), we anticipate being able to better and more efficiently provide our current services, while also broadening our job training and apprenticeship work.

A map change could also enable an affordable housing project, which is a possibility that we are open to pursuing, given our first-hand knowledge of how difficult it is for low-income families to find affordable, well-kept and transit-friendly apartments in the City. One of the very valuable lessons of this past year is how safe housing is not only a matter of public health, but also racial equity. African American families and other families of color – who make up the majority of our client base – have been systemically excluded from housing opportunities that afford health and economic mobility. It is with health, racial and economic equity in mind that HPP is considering the ways in which this map change could enhance the lives of our families, neighbors and broader San Francisco community.

Thank you for your consideration. Please let me know if I can answer any questions or provide any further information (415.546.6756x320).

Sincerely,

Martha Ryan
Founder & Executive Director



Head Start Educator Training



Kids Day at the Capital

April 30, 2021

Dear Ms. Flores and Planning Commissioners,

My name is Patty Shimek, Founder and President of Partners In Prevention. I write to you today **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Our organization has been a longtime supporter of HPP and every member of our non-profit a Martha Ryan fan. Please help Homeless Prenatal in their critical work of helping others.

Respectfully,

Patty Shimek

444 Divisadero Street, Suite 200
San Francisco, CA 94117
415 626-8112, ext. 106
PartnersInPrevention.org



Dear Ms. Flores and Planning Commissioners,

My name is Michelle Lawton and our preschool community has been actively supporting the amazing work that HPP does to serve low income and homeless families here in San Francisco. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Michelle Lawton
Director, Stretch the Imagination Preschool

Dear Veronica Flores & Planning Commission,
Veronica.Flores@sfgov.org

I am a former client of the Homeless Prenatal Program. I received a 3 year subsidy through the SHARE Program and successfully transitioned into my own housing unit. I just want to let you know that I support the zoning map change and I hope that it is approved.

Please use this message as a letter of support from a former HPP client. If you need something more formal, don't hesitate to contact me.

Sincerely,
Maria Flores, Former HPP Client

Judith Robinson
562 B Lombard Street
San Francisco, California 94133-7057

28 April, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Ave.
San Francisco, CA. 94103

RE: Hearing May 13, 2021 - zoning
of Homeless Prenatal Program building.
2530 18th Street

To the Commission:

I am a supporter of the Homeless Prenatal Program and its much-needed and -used services to that constituency.

I wish to register support for its application to change zoning (from “production, distribution & repair”) to “multi-use” for a building at 2430 18th Street to allow expansion of its services and possibly affordable housing.

It is my understanding that the building already has been cleaned up and altered by the organization to the benefit of the neighborhood.

Thank you for considering these favorable views to approve the zoning change to assist a very needed and dedicated social-service program in San Francisco.

Judith Robinson
(Property owner resident of San Francisco)

cc: Commission Secretary
Project Planner Veronica Flores
Homeless Prenatal Program



California Lawyers for the Arts
Fort Mason Center, Building C, Suite 265
San Francisco CA 94123
Phone: 415-775-7200
Fax: 415-775-1143
www.calawyersforthearts.org

May 4, 2021

Re: Support for Homeless Prenatal Program

Dear Ms. Flores and Planning Commissioners,

I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. As a long-time resident of the Bayview community, I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Please call me at (415) 796-7692 if I can provide any additional information about this organization.

Yours sincerely,

Alma Robinson

Alma Robinson,
Executive Director
California Lawyers for the Arts

Dear Ms. Flores and Planning Commissioners,

My name is Dr. Renel Brooks-Moon, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. Services and affordable housing, which are extremely vital for low-income and homeless families in our community.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Dr. Renel Brooks-Moon

Public Address Announcer, San Francisco Giants

Flores, Veronica (CPC)

Subject: FW: Zoning Map change

From: 'saffron. com' via saffron@saffron.com Info <info@homelessprenatal.org>

Date: Fri, Apr 30, 2021 at 12:53 PM

Subject: Zoning Map change

To: <info@homelessprenatal.org>

Hello Martha,

We are the owners of 585 Potrero Avenue and we have our office at that location. We just want to let you know that we support the zoning map change and we hope that it is approved. Also, if you need a letter of support, please feel free to use this message or if you need something more formal, don't hesitate to contact us.

Sincerely,

Juan and Rosa Maria San Mames

Juan J. San Mames

President

Vanilla, Saffron Imports

585 Potrero Avenue

San Francisco, California 94110

USA

(415) 648-8990

FDA#18817659402

California Organic Reg/Plant #72862

<http://www.saffron.com/>

Flores, Veronica (CPC)

From: Cohan, Deborah <deborah.cohan@ucsf.edu>
Sent: Monday, May 3, 2021 8:48 PM
To: Flores, Veronica (CPC)
Subject: Support for HPP's expansion/ flexible zoning

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

I write in support of the zoning changes necessary for Homeless Prenatal Project to expand. HPP is a total lifeline. I've worked at SFGH since 1996 and HPP has been the most important community partner for our pregnant and postpartum patients. I truly cannot overstate how important and transformative their work is for unhoused and poor families. Please consider making the necessary zoning changes so that they can expand and the community can thrive.

Thank you.
Respectfully,
Deborah Cohan, MD MPH

Deborah Cohan, MD MPH
Professor, UCSF
Medical Director, HIVE <https://avanan.url-protection.com/v1/url?o=www.HIVEonline.org&g=NWNkMjgxMmU4Y2JlMTM1ZQ==&h=YjQ5MzlmZjQ2ZjVhZmQzNjE3NTQzZTRmM2JmNTNkYmEyZTllZjUzOWJjZjMxMDM1MTJmOTBiYzMxODEyMTE4Nw==&p=YXAzOnNmZHQyOmF2YW5hbjpvOjMwOTRiYzUxZDcxOTRkOTAzYzRmM2lxNWViOTk4OTczOnYx>
Foundation for Embodied
Medicine <https://avanan.url-protection.com/v1/url?o=www.embodiedmedicine.org&g=MjQ1NzlyNTJkNDk2NzNiZg==&h=N2E5MTMzNjBjZTU3NDQxY2ZiZjFiYzgzZGY3NDIzOTYwODA1MwViNTJjOGNiMTA3Nzk4MmM1OGUwYWJlZjliYg==&p=YXAzOnNmZHQyOmF2YW5hbjpvOjMwOTRiYzUxZDcxOTRkOTAzYzRmM2lxNWViOTk4OTczOnYx>

From: [Tom Coyne](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2500 18th Street
Date: Tuesday, May 4, 2021 12:01:29 PM

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Veronica Flores - SF Planning

San Francisco Planning Commission

This is to support The Homeless Prenatal Program and their development plans at # 2500-2530 18th Street . We

own a property close by at 2401-2405 16th Street and feel part of this neighborhood. The requested change to

Special Use District will support all the current services they provide and also provide affordable housing.

As a past Board member for over twelve years I fully endorse the HPP model and the effective management

of their program . I view this as an opportunity for the City to support one of the best non-profits in San Francisco.

Sincerely,

Tom Coyne

From: [Barbara j. Belloli](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2530 18 Street Property Zoning Preference
Date: Thursday, April 29, 2021 6:34:04 AM

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

Dear Ms. Flores,

My name is Barbara Belloli and I have been a San Francisco resident for more than 50 years. I am also a supporter of the Homeless Prenatal Program. I am very excited by the recent purchase made by HPP of 2530 18th street.

I think that the legislation by Supervisors Walton, Ronen, and Stefani for a zoning change for 2500 and 2530 18th Street should be changed to the more flexible Special Use District.

I have followed HPP for several years and admire their director, staff, and recipients and believe that their program would be improved by this zoning change.

Please consider the improvements that can be made for our society and well being of our population in San Francisco. The 2530 site would allow HPP to expand their services and importantly offer affordable housing.

Sincerely,

Barbara J. Belloli
355 Bryant St. #301
San Francisco, Ca. 94107

From: [Kathy Baxter](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: HPP zoning change for 2530 18th Street
Date: Friday, April 30, 2021 9:30:45 AM

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

Dear Ms Flores and Planning Commissioners,

I am honored to be a long term supporter of the Homeless Prenatal Program (HPP) and it's Leader Martha Ryan. As the former Director of the San Francisco Child Abuse Council for several decades, I worked with them to assist young women to have safe pregnancies and deliver healthy, drug free babies. Truly a child abuse prevention program in every way!

This newly acquired property, with a flexible, special use district designation will allow for HPP to expand its much needed services.

I have observed HPP rise to the need for its families throughout this pandemic. They have been there every step of the way and will be there with more services in this new site if allowed!

Please consider this request and make it easier for those in our city that need these services so desperately.

All the best,

Kathy Baxter
Partners In Prevention
San Francisco

Sent from my iPhone

From: [Greg Roensch](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program | In Support of the Potential Zoning Change
Date: Monday, May 3, 2021 4:52:34 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Gregory Roensch. I live on 18th Street (not far from the Homeless Prenatal Program), and I'm writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

On a personal note, I've known of the great work being done by the Homeless Prenatal Program for more than 20 years. My wife and I have contributed funds to the HPP throughout the years. Also, my wife served on the planning committee for the HPP's annual fundraiser event for many years (I was in the band that played at a few of these events). I've also organized a couple of casual fundraising events on my own, where my band donated all proceeds to the HPP.

Sincerely,
Gregory Roensch
1663 18th Street, San Francisco

From: [Mary Kathy Uniacke](#)
To: [Flores, Veronica \(CPC\)](#)
Date: Sunday, May 2, 2021 11:24:03 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Mary Uniacke, and I am a long time supporter of Homeless Prenatal Program, and Martha Ryan's mission to serve the HPP Community. I commend her service to our City and emphasize the importance of this once in a lifetime opportunity to expand the Program. The change in use will be a tremendous step forward for so many San Franciscans in need.

I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Mary Uniacke, on behalf of the Uniacke Family

From: [Andrea Raider](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for HPP re zoning legislation
Date: Tuesday, May 4, 2021 7:11:17 AM

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Dear Ms. Flores and Planning Commissioners,

As a clinician and community member, I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

I am a nurse practitioner in a family planning clinic, New Generation Health Center, which is co located at HPP. In addition, I volunteer at HPP by helping distribute bags of healthy food to 500 + families each week, and I can see first hand the vital services that HPP provides to SF families in need. Our clinic directly refers our clients to HPP as well as provides reproductive health services to HPP clients. Being in the same building decreases many barriers for accessing care and having additional services and especially housing nearby would further provide increased access. It is well known that housing is one of the primary determinants of health and providing more safe and affordable housing would allow HPP to serve even more low-income families in San Francisco.

Sincerely,
Andrea Raider, NP
New Generation Health Center

[View more](#)

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Trudy Singzon](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for HPP
Date: Thursday, April 29, 2021 2:45:45 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Trudy Singzon, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

I am a family physician who has worked with underserved populations in the city of San Francisco since I came here for residency at UCSF-San Francisco General Hospital in 2005. In addition to doing residency here based at SFGH, I've spent the majority of my career here working for the San Francisco Department of Public Health in three of our DPH-run community health centers. So I am very much aware of how much these services assist some of our most vulnerable residents and how HPP's services can really make an impact not only to pregnant women experiencing homelessness but to their children and families as well.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Trudy K. Singzon, MD MPH

From: [Drey, Eleanor](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: My enthusiastic support for the 18th Street zoning change
Date: Tuesday, May 4, 2021 6:34:21 AM

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

Dear Ms. Flores and the Planning Commissioners,

My name is Eleanor Drey, a San Francisco resident who lives at 1712 Sanchez, 94131. As the medical director of inpatient obstetrics for SF General and an obstetrician-gynecologist there for over twenty years, I am writing in strong support of the legislation sponsored by Supervisors Walton, Stefani and Ronen to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District, which would allow the Homeless Prenatal Program to make plans to expand to a future new building at 2530 18th Street.

This zoning change would facilitate further expansion of HPP's services, which would dramatically improve what HPP can do to support some of the city's most vulnerable families, including a new ability to provide affordable housing, an increasingly more tragic need in our city.

HPP has a decades-long track record of supporting and transforming the lives of low-income and homeless pregnant people and their families in profound ways. They have been creative, flexible and even visionary, which this zoning change again would allow. Among the wealth of the critically important services they offer, they have partnered with our midwives to provide group prenatal care on site and on-site gynecologic care for teens and young adult by welcoming New Generation Health Center, again proving how they accommodate to a full spectrum of the needs of low-income and homeless San Francisco families. Again speaking to HPP's flexibility and visionary role, more recently, they have taken on a food pantry for pregnant and postpartum patients, which has been critical for many of our patients and for the larger community, especially with the pandemic's increasing hardships.

I urge you to approve this zoning change as a critically important way to support the services that so many struggling families require, allowing HPP to expand their services and provide essential housing. This change would be instrumental in assisting still more families with a full range of their needs.

Sincerely,

E

Eleanor Drey, MD, EdM

Medical Director, Family Birth Center, SF General <https://zuckerbergsanfranciscogeneral.org/location/family-birth-center/>

Medical Director, Women's Options Center, SF General <https://womensoptionscenter.org/>

Professor, Dept. of Obstetrics, Gynecology and Reproductive Sciences | UCSF

she/her/hers

(628) 206-8358* (office) | **(628)** 206-8168* (WOC) | **(628)** 206-3112* (fax) *Please note the new area code and update your contacts accordingly.

From: [Jeanne Myerson](#)
To: [Flores, Veronica \(CPC\)](#)
Cc: [DPH-martharyan](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: Support Zoning Change Legislation for 2500 and 2530 18th Street from PDR1-G to Special Use District
Date: Friday, April 30, 2021 5:14:19 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Jeanne Myerson, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program (HPP) to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

I am a long time supporter of the Homeless Prenatal Program and was on its board when we purchased its current home. Since that time, the organization and its programs and services have touched and changed many more mothers' and families lives for the better. I continue to be strongly supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

I strongly urge you and your colleagues to support the zoning change at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

Thank you,

Jeanne Myerson
San Francisco, CA 94117

Jeanne Myerson
jrmerson@icloud.com

From: [Margaret Stafford](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for zoning change
Date: Friday, April 30, 2021 10:10:49 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Margaret Stafford, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

As a physician in San Francisco, many of my patients and their families have benefited greatly from the amazing work that the Homeless Prenatal Program does - space for group prenatal care; direct help with clothing and other services; counseling; and even more. We would not be able to care for our patients as well without their work, and I am in strong support of their expansion to allow them to do even more wonderful work.

Sincerely,
Margaret Stafford, MD

From: [Lieberman, Alicia](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Supporting Zoning Change to Special Use District for Homeless Prenatal Program new building
Date: Thursday, April 29, 2021 4:08:41 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Alicia Lieberman, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

I have been partnering with Martha Ryan and the Homeless Prenatal Program (HPP) for more than 30 years and can attest to the extraordinary benefits that their services accrue to young children and their families. They literally transform lives with their unique integration of concrete services, behavioral health services, childcare, and assistance with material needs. This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that will allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

HPP is a model program that is needed now more than ever to meet the exponential increase in need and the growing inequity in our city affecting thousands of vulnerable children and families. They currently serve 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am an enthusiastic supporter of their work and urge you to support their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Alicia Lieberman

Alicia F. Lieberman, Ph.D.
Irving B. Harris Endowed Chair in Infant Mental Health
Professor and Vice Chair for Faculty Development
UCSF Department of Psychiatry and Behavioral Sciences
UCSF Weill Institute for Neurosciences
Director, Child Trauma Research Program
San Francisco General Hospital
Tel. (415) 206-5377
Fax (415) 206-5328

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From: [Mary Ludlam](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Supporting rezoning of 2500 & 2530 18th Street to Special Use District
Date: Monday, May 3, 2021 2:22:21 PM

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

Dear Ms. Flores & Planning Commissioners,

I am writing to convey my strong support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This rezoning is crucial to allow the Homeless Prenatal Program (HPP) to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

As you may know, The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

As a resident of and business owner in San Francisco, I am extremely supportive of their work since it serves to break the cycle of homelessness by supporting young mothers and children at a crucial juncture when they are most in need of support to thrive and grow. I am a frequent donor to HPP and my company, Cairn Biosciences, volunteers periodically to assist HPP with fundraising drives and special client support events.

Given the growing homelessness problems in San Francisco, and the proven model established by Martha Ryan and her team at HPP, it is important HPP is supported in expanding their services so that a greater proportion of this particularly vulnerable segment of the homeless population can benefit from HPP's support.

As a small business owner in San Francisco, I have some familiarity with the challenges of running an organization and the difficulty of planning an expansion in the face of uncertainty. Having this zoning uncertainty resolved promptly will enable HPP to plan their expansion more confidently and mitigate the uncertainty they have experienced this year in light of COVID-19.

I urge you to support this rezoning as expediently as possible so that Martha Ryan and her team can continue apace with the immensely important work they do to support unhoused pregnant women and young families - a need that is even more urgent and important as we all grapple with our world's being upended due to COVID-19.

Thank you for your consideration.

Sincerely,

Mary Ludlam

Mary Ludlam

3534 24th Street, San Francisco, CA 94110

Founder & CEO Cairn Biosciences, 455 Mission Bay Blvd South, San Francisco, CA 94158

From: [Moira Kimball](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zone Change for 2500/2530 18th st
Date: Friday, April 30, 2021 8:25:59 PM

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

Dear Ms Flores and Commissioners

My name is Moira Kimball, a long time resident of San Francisco. As a friend and supporter of the Homeless Prenatal Program (HPP) on 18th street, I am asking you to support Supervisors Walton, Rosen and Stefani's legislation to change the zoning at 2500 and 2530 18th St from PDR1-G. to the more flexible Special Use District. By doing so HPP will be able to expand their already fabulous services to poor and low income individuals and families. It goes without saying that this will also be a big plus for the city itself.

Thank you for your attention to this matter.

Sincerely,

Moira kimball, SF resident 94109

From: [Pamela Wilson](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning Change - 2500 and 2530 18th Street
Date: Tuesday, May 4, 2021 12:21:24 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Pamela Wilson, and I am on the Board of Directors for the Homeless Prenatal Program in San Francisco. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. It is well known the Homeless Prenatal is a leader in San Francisco for providing these services. They do their work with extreme care and thoughtfulness. It is a major priority and concern that this expansion NOT have any negative impact on the surrounding community. In fact I believe a zoning change, renovation and development of the building will enhance the character and safety of the city blocks surrounding 2500 and 2530 18th Street.

I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Pamela Wilson

454 Day Street
San Francisco, CA 94131

From: [Perron-Burdick, Misa](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: support for HPP's building project
Date: Monday, May 3, 2021 5:36:06 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Dr. Misa Perron-Burdick, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. During the COVID crises, HPP skillfully pivoted its services to accommodate shelter-in-place mandates while also meeting rapidly growing needs in the community. This included expanding support of other grassroots community-based and health care organizations to get necessary supplies to the most impacted and difficult-to-reach San Franciscans. **As a public health clinician and founder of a grassroots COVID-response program, our partnership with HPP has been critical to the sustainability of our services and ensuring that families have what they need to grow and thrive.**

I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city. **Homeless Prenatal Program has the experience and programs our city needs to break the cycle of poverty and disrupt systems of oppression for generations to come.**

Sincerely,

Misa Perron-Burdick, MD MAS
Founder and Director
SF Patient Pantry

Medical Director
Obstetrics, Midwifery, and Gynecology Clinic
Zuckerberg San Francisco General Hospital

Associate Professor
Department of Obstetrics, Gynecology, and Reproductive Sciences
University of California San Francisco

From: [Jackson, Rebecca](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: upcoming planning commission meeting: zoning change support for HPP
Date: Monday, May 3, 2021 2:36:41 PM

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

Dear Ms. Flores and Planning Commissioners,

I am the Chief of ObGyn at San Francisco General Hospital. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning for HPP (Homeless Prenatal Program) at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

We at SFGH have partnered with HPP to provide prenatal care and resources to low-income pregnant people and families. HPP has been a life-changer for many of our patients, providing a range of programs and services to help families become healthy, stable, and self-sufficient. We work with HPP to provide prenatal care on site at HPP, and HPP community health workers come to our clinic at SFGH to enroll women in their services. Additionally, HPP is home to New Generation Health Center, a reproductive health care center serving low-income young people in SF. **The requested zoning change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.**

Sincerely,

Rebecca A. Jackson, MD
Robert B. Domush, MD, Chair in Obstetrics and Gynecology Education
Professor of Obstetrics, Gynecology & Reproductive Sciences and Epidemiology & Biostatistics
Division Chief Zuckerberg San Francisco General Hospital & Bixby Reproductive Global Health Center
University of California, San Francisco
1001 Potrero Avenue, Bldg 5, #6D-14
San Francisco, CA 94110

From: [Charmaine Curtis](#)
To: [Flores, Veronica \(CPC\)](#)
Cc: [DPH-martharyan](#); [Hillis, Rich \(CPC\)](#)
Subject: Homeless Prenatal Program - 2530 18th Street Map Change request
Date: Tuesday, May 4, 2021 3:12:02 PM

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

Dear Ms. Flores and Planning Commissioners,

I am writing in support of Homeless Prenatal Program's request for a map change for 2530 18th Street. As you may know, this property is immediately adjacent to HPP's building at 2500 18h Street where it provides highly effective programs to change the trajectory of the lives of low-income women and their children and break the cycle of intergenerational poverty. I have been on the board of directors of HPP for the last three years and am constantly in awe of the organization's approach and impact. HPP truly walks the walk in a way that I believe is rare among non-profit service organizations.

This map change will both rationalize the zoning on the block and allow HPP to expand its services to more families who are so badly in need of them.

Thanks so much for your consideration and for the service you provide to our City.

Best regards

Charmaine

--

Charmaine Curtis

Curtis Development

415-609-4996 cell

charmaine@curtis-development.com

From: [Matt Bromberg](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: HPP Zoning
Date: Thursday, April 29, 2021 11:16:40 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Matthew Bromberg, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District. I am the Chief Operating Officer of Zynga. We are a neighbor of HPP, and just as importantly, major partners and supporters of their work. We host a Holiday Party each year for the children and their families. We donate our time and our money. And we do all that because we have seen and believe in the incredibly positive impact that HPP has in our neighborhood and the City at large.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. This is what our City needs. HPP is a great neighbor to us. Their presence is a net positive for all involved.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. We applaud the effort to expand their existing services so that they can serve even more low-income families in our city.

Many thanks for your time and attention to this matter. If you have any questions or concerns, I am available at any time. Just let me know.

Sincerely,
Matthew Bromberg
COO, Zynga, Inc.

Gender pronouns: he/him

From: [Brenda Jewett](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Future Building
Date: Thursday, April 29, 2021 12:07:51 PM

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Dear Ms. Flores and Planning Commissioners,

I am writing in support of legislation sponsored by Supervisors Walton, Ronan and Stefani to change the zoning at 2500 and 2530 18th street from PDRI-G to the more flexible Special Use District.

This change can create the opportunity for Homeless Prenatal Program to plan for a future new building at 2530 18th Street that will allow them to expand services and serve even more than current 3,500 low income and homeless in San Francisco every year.

As a long time resident, HPP Volunteer and member of the Local Homeless Coordinating Board, I am supportive of their work and heartened by the prospect of additional (capable) services and on affordable site housing becoming available to our San Francisco citizens most in need.

Thank you for your consideration of my letter and this excellent, effective non profit.

Sincerely,
Brenda Jewett

Sent from my iPhone
Speed not accuracy

From: [Barbara Kimport](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program Letter of Support
Date: Sunday, May 2, 2021 11:11:41 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Barbara Kimport, and I have been a San Francisco resident for over 40 years. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I have been a volunteer and financial supporter of this program and believe it has the most effective and inclusive model for addressing homelessness for families. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Barbara Kimport
134 11th Avenue
San Francisco 94118

From: [Kaplan, Rebekah](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program Plan
Date: Monday, May 3, 2021 7:40:15 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Rebekah Kaplan and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program (HPP) serves approximately 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. As a midwife at San Francisco General Hospital many of our patients rely on HPP for a variety of services from group prenatal care to housing to yoga classes to case management for those struggling with and in recovery from substance use. They have added lifeblood to a struggling community. Especially during this COVID time, feeding hundreds of members of our hospital community by taking over our patient pantry. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Rebekah Kaplan, CNM
Clinical Professor
Associate Education Director, Nurse-Midwifery/WHNP Program
UCSF School of Nursing
Zuckerberg San Francisco General Hospital
Pronouns: she/her

From: [Kathleen Fetter](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Re-Zoning of 2500 and 2530 18th Street
Date: Saturday, May 1, 2021 2:57:58 PM

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May 1, 2021

Dear Ms. Flores and Planning Commissioners,

My husband and I are very much in support of the legislation sponsored by Supervisors Walton, Ronen and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

As you may know, this change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare and prenatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable and self-sufficient. We are very supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

The Homeless Prenatal Program is an excellent organization that has the years of experience, knowledge, expertise and wherewithal to supply much needed support for some of San Francisco's most vulnerable families. By helping them with this change, you enable them in turn, to help many others in need. Thank you.

Sincerely,

Kathleen and Eugene Fetter

From: [Margaret Lynch](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for Zoning at 2500 and 2530 18th Street
Date: Monday, May 3, 2021 9:38:49 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Margaret Carlson Lynch, and I am writing **in support of** the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. We need not look any further than our streets and shelters to understand how many families are in dire need of both affordable housing and supportive services in our community. And we don't need to keep driving these families out of SF. Rather, we need to find creative, concrete ways to make sure that all families thrive and remain an important part of our larger SF community.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. As a member of the HPP Board, I am supportive of their work and their efforts to expand existing services so that they can serve even more low-income families in our city.

Sincerely,
Margaret Carlson Lynch
415-990-6136

From: [Purcell, Eileen](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for Homeless PreNatal Program & Rezoning for Future Building At 2530 18th St.
Date: Thursday, April 29, 2021 6:17:51 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Eileen Purcell, and I am writing to express my **full support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

This work is so vital to our city. It is unconscionable that one of the wealthiest cities in the United States has not resolved the homeless problem.

The Homeless Prenatal Program is one step toward a compassionate response, and an inspiration. The dedicated staff serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Eileen Purcell
Life time San Franciscan

From: [Lisa Johnson](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: support for change in zoning for 2500 and 2530 18th Street
Date: Thursday, April 29, 2021 3:13:48 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Lisa Johnson, M.D., and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. Prior to my retirement in 2014, I served in the SF Department of Public Health as a Family Physician and Medical Director. In that role, I was very aware of HPP's excellent record of service to low-income families in our city, and I have been a strong supporter of their work since they began.

I urge you to support this zoning change that would allow the Homeless Prenatal Program to expand their existing services to even more low-income families.

Sincerely,

Lisa Johnson, M.D.
755 Carolina Street
San Francisco, Ca 94107

From: [scott OBrien](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2500 and 2530 18th Street - Request for Zoning Change
Date: Saturday, May 1, 2021 9:55:58 PM

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

May 1, 2021

Dear Ms. Flores and Planning Commissioners,

My name is **Scott O'Brien**, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This zoning change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Our family has supported the Homeless Prenatal Care Program (HPP) since its inception, and we have been honored to witness its founder Martha Ryan through all these years as she has steered HPP to national award-winning status, while addressing the critical challenges of homeless families in San Francisco. She is the closest person to Mother Theresa we have ever known. Her care, professionalism, and effectiveness is reflected in every aspect of HPP's operation.

Sincerely,

Scott O'Brien

From: [Sheila O'Brien](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Fwd: 2500 and 2530 18th Street - Request for Zoning Change
Date: Tuesday, May 4, 2021 10:44:35 AM

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

Subject: 2500 and 2530 18th Street - Request for Zoning Change

May 4, 2021

Dear Ms. Flores and Planning Commissioners,

My name is **Sheila O'Brien**, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This zoning change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Our family has supported the Homeless Prenatal Care Program (HPP) since its inception, and we have been honored to witness its founder Martha Ryan through all these years as she has steered HPP to national award-winning status, while addressing the critical challenges of homeless families in San Francisco. She is the closest person to Mother Theresa we have ever known. Her care, professionalism, and effectiveness is reflected in every aspect of HPP's operation.

Sincerely,

Sheila O'Brien

From: [Rick Matcovich](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: (Support for) Re-Zoning at 2500 and 2430 18th Street
Date: Friday, April 30, 2021 12:29:26 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Rick Matcovich, and I'm a Board member at the Homeless Prenatal Program. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Rick Matcovich

From: [Dorothee Noyon](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2500 18th street
Date: Thursday, April 29, 2021 10:14:10 PM

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My name is Dorothy Noyon, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. As a volunteer I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Dorothy Noyon

From: [Robin Azevedo](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2500 and 2530 18th Street, San Francisco
Date: Tuesday, May 4, 2021 1:00:13 PM
Attachments: [image001.png](#)

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Dear Ms. Flores and Planning Commissioners,

My name is Robin McRoskey Azevedo, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street providing the opportunity to expand their current services, such as job training, education, childcare, and prenatal health services, as well as on-site affordable housing.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of program and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city. Our company has been pleased for the past few years to donate twin mattresses to Homeless Prenatal Program clients.

Sincerely,

Robin Azevedo

PLEASE UPDATE YOUR RECORDS WITH NEW EMAIL & WEBSITE ADDRESSES

Robin McRoskey Azevedo | CEO
McRoskey Mattress Company
1687 Market Street | San Francisco, CA 94103

415.740.7396 | Robin@McRoskeySF.com

-

From: [Peter Alperin](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2500 and 2530 18th Street zoning changes -- Please support this!
Date: Friday, April 30, 2021 3:11:41 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Peter Alperin, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. It is one of the best organizations I have ever supported! I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Peter Alperin

From: [Emily Maher Reuter](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 2530 18th Street Zoning Change
Date: Monday, May 3, 2021 1:40:42 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Emily Reuter, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Emily Reuter

--

Emily Maher Reuter
emily.l.maher@gmail.com
917.376.0661

From: [Mary Costello](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Change in zoning that supports the mission of the Homeless Prenatal Program
Date: Tuesday, May 4, 2021 2:11:18 PM

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Dear Ms. Flores and Planning Commissioners,

I am a San Francisco native and active proponent of the Homeless Prenatal Program, writing in support of legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Mary C. Costello

From: [Joel Nelson](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Change of zoning
Date: Monday, May 3, 2021 5:04:25 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Joel Nelson, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Joel Nelson

From: [L Johns](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: HPP expansion
Date: Friday, April 30, 2021 5:25:02 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Lucy Johns. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program is one of the most virtuous, honored, and needed non-profits in San Francisco. You know them by rep. You know they serve 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I have supported HPP for decades and honored to do so. Please support them now in their effort to expand existing services to serve even more low-income families in our city.

Thank you. Lucy Johns SF CA

From: [Sarah Gort](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: HPP
Date: Monday, May 3, 2021 3:42:33 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Sarah Gort, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and [2530 18th Street](#) from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at [2530 18th Street](#) that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Sarah Gort

From: [Zack Zweber](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program Re-Zoning Support
Date: Friday, April 30, 2021 12:57:44 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Zack Zweber, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Zack Zweber

From: [Linda G.Griffith](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program zoning change request for 2500 and 2530 18th Street
Date: Friday, April 30, 2021 10:00:37 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Linda Griffith (former Homeless Prenatal Program board member), and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. I believe this change will have a positive effect on the surrounding neighborhood and on the greater San Francisco community.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I have long been a supporter of their work and of their proven methods for helping people build on their strengths to provide better lives for their children. I am fully supportive of their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Linda Griffith

From: [Beck, Emily](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program zoning plea!
Date: Monday, May 3, 2021 7:40:55 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Emily Beck CNM, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Emily Beck, CNM, MS
Associate Clinical Professor
UCSF CNM/WHNP education program

From: [Rosalie Lack](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program
Date: Sunday, May 2, 2021 7:23:05 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Rosalie Lack, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

I've been a volunteer and supporter of Homeless Prenatal Program for 20 years. They are an amazing organization who are very successful at making a significant impact in the lives of families.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Rosalie Lack
San Francisco resident
415.515.5680

From: [Andrea Callen](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program
Date: Friday, April 30, 2021 7:40:14 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Andrea Callen Porter, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at [2530 18th Street](#) that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Andrea Callen Porter

Sent from my iPhone

From: [Erica Trejo](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program
Date: Thursday, April 29, 2021 2:49:00 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Erica Trejo and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Erica Trejo
HPP Board Member

From: [sorrrough](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Project
Date: Tuesday, May 4, 2021 1:17:51 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Gail Sorrough, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Gail Sorrough

From: [patricia PURCELL](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Letter of support
Date: Thursday, April 29, 2021 6:35:54 PM

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Dear Ms. Flores and Planning Commissioners,

My name is _Patricia Purcell, BC Family Nurse Practitioner. and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Patricia Purcell, R.N. , M.N.
BC Family Nurse Practitioner

From: [Marianne Dayon](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Letter of support
Date: Tuesday, May 4, 2021 10:14:02 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Marianne Dayon, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Regards,
Marianne Dayon

From: [M.C Jackson](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Planning Commission action for Homeless Prenatal
Date: Tuesday, May 4, 2021 12:08:23 PM

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Dear Ms. Flores and Planning Commissioners,

I am SF resident Michele Jackson, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and [2530 18th Street](#) from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at [2530 18th Street](#) that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Michele Jackson

From: [val flood](#)
To: [Flores, Veronica \(CPC\)](#)
Cc: [DPH-joannecompean](#)
Subject: Please consider.....
Date: Saturday, May 1, 2021 10:11:35 AM

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Dear Ms. Flores and the Planning Commissioners,

I am writing in support of the legislation to change the zoning g at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District. This change would allow the Homeless Prenatal Program to expand their services to help the already 3500 low income and homeless families in San Francisco every year.

This need for change would allow the Homeless Prenatal Program to plan for a future building at 2530 18th Street. This change would allow for the Program to expand their many compassionate services that include prenatal health care, child care, education, affordable housing, job training as well as provide affordable housing on site. Can you imagine being pregnant or having a newborn when homeless? The Homeless Prenatal Program provides so many services to low income women and needs the city's support to continue to grow and support this population.

I support this very wonderful, important program and I urge you all to please approve the legislation sponsored by supervisors Walton, Ronen and Stefani to change the zoning at 2500 and 2530 18th Street to the more flexible Special Use District.

Sincerely,
Valerie Flood

From: [John Koeppel](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Proposed Zoning Change at 2500 and 2530 18th Street
Date: Friday, April 30, 2021 12:43:20 PM

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Dear Ms. Flores and Planning Commissioners,

My name is John Koeppel and I am a resident of San Francisco. I write this email **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and [2530 18th Street](#) from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program (HPP) to plan for a future new building at [2530 18th Street](#) that would allow it to expand current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. As President of the Board of HPP, I know what it is capable of doing and how much this project will allow HPP to expand its reach. This project will allow our group to serve even more low-income families in our city.

Thanks for reading this request and reviewing this project.

Sincerely,
John Koeppel
Board President, Homeless Prenatal Program
415 298-4038

From: [David Kimport](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Re: 2500 and 2530 18th Street Zoning Change
Date: Monday, May 3, 2021 11:04:02 AM

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Dear Ms. Flores and Planning Commissioners,

My name is David Kimport and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. Their work has had a positive impact on thousands of San Franciscans. I support their work and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

David Kimport

From: [Mary Ellen Rudden](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support Zoning Change 2500-2530-18th St. from PDR1-Special Use District
Date: Friday, April 30, 2021 9:11:49 AM

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Dear Ms. Flores and Planning Commission,

My name is Mary Rudden, and I am in support of the legislation sponsored by Supervisors Walton, Ronen and Stefani to change the zoning at 2500 and 2530 18th St. from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 -18th St. that will allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3500 low-income families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self sufficient.

I am in supportive of their work and effort to expand existing services so they can serve even more low-income families in our city.

Sincerely,
Mary E. Rudden

From: [Sunita Mohanty](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for change the zoning at 2500 and 2530 18th Street
Date: Tuesday, May 4, 2021 10:21:33 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Sunita Mohanty and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Sunita Mohanty

--

Sunita S. Mohanty

From: [Katrina Kimport](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for changing zoning at 2500 and 2530 18th St.
Date: Saturday, May 1, 2021 11:02:29 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Katrina Kimport, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Katrina Kimport
SF Resident, District 5

From: [Ashish Agarwal](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support of Legislation to change zoning
Date: Sunday, May 2, 2021 7:05:11 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Ashish Agarwal, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Ashish

From: [Kristen Barry](#)
To: [Flores, Veronica \(CPC\)](#)
Cc: [Liz Farrell](#)
Subject: Supporting HPP
Date: Friday, April 30, 2021 9:06:36 PM

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Dear Ms. Flores and Planning Commissioners,

I am a sentimental supporter of the Homeless Prenatal Program and a SF City resident.

I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at [2530 18th Street](#) that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Thank you for your help In supporting this cause!
Kristen Barry

Sent from my iPhone

From: sarah@momstheword.com
To: [Flores, Veronica \(CPC\)](#)
Subject: Upcoming Zoning Legislation
Date: Friday, April 30, 2021 4:42:03 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Sarah Pollak, and as a longtime supporter of the Homeless Prenatal Program (We are a small biz, so, not a big financial supporter, but a huge supporter!) I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

As you may already know, this change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. Did I mention what a blessing the HPP is to our beautiful city?

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

If they could expand and provide even more support and services? Our city would sparkle even more! This legislation will, simply put, change lives.

Sincerely,
Sarah B. Pollak



TAG US @momsthewordstyle on [instagram](#)
[facebook](#)
[pinterest](#)
[twitter](#)
[g+](#)
[youtube](#)

From: [Kathleen Purcell](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning Change - Homeless Prenatal Program
Date: Friday, April 30, 2021 8:27:46 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Kathleen Purcell. I am a long-time resident of San Francisco. I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. These are critical services for our city.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year with programs that help families become healthy, stable, and self-sufficient. The new building will mean that they can do this important work even better. I completely support their work and their effort to expand existing services so that they can serve even more low-income families in our city. I look to you to support this important endeavor as well and approve the proposed legislation. Thank you for your consideration.

Sincerely,
Kathleen Purcell

From: [Richard Compean](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning Change
Date: Sunday, May 2, 2021 6:59:57 PM

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Dear Ms. Flores and Planning Commissioners,

Please **support** legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Richard Compean

From: [Judi Marder](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning at 2500 and 2530 18th St. San Francisco
Date: Sunday, May 2, 2021 9:20:59 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Judith M Marder, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Judith M Marder

From: [Paul Carella](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning at 2500 and 2530 18th Street
Date: Monday, May 3, 2021 2:16:03 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Paul Carella and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Paul Carella
21 Hilltop Road
San Mateo, CA 94402

From: [Anne S Carella](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning change at 2500 and 2530 18th Street from PDR1-G to Special Use District
Date: Monday, May 3, 2021 2:37:34 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Anne Carella, and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Children are the future; there is nothing more critical than supporting children and their mothers.

Sincerely,

Anne Carella

21 Hilltop Rd.

San Mateo, CA 94402-1146

From: [Susan L Rothstein](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Zoning change for 2500 and 2530 18th Street
Date: Friday, April 30, 2021 6:14:12 PM

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Dear Ms. Flores and Planning Commissioners,

My name is Susan Rothstein and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,

Susan L Rothstein
susanroth@icloud.com
415.350.3940 cell

From: [Julie Dunn](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: support of changing Zoning for Homeless Prenatal Program
Date: Friday, April 30, 2021 8:56:11 AM

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Dear Ms. Flores and Planning Commissioners,

My name is Julie Dunn and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Julie

--

Julie Briggs Dunn
JBD Events
www.JBDEvents.com
T: 415.640.3435

**Recently featured in People Magazine, "Celebrity Weddings", A Day in May, Artfully Wed, Carats and Cake, Style Me Pretty, Grey Likes Weddings, Ceremony Magazine, Elizabeth Ann Designs and I Do Venues.*

From: [Pfeffer, Andrea](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: supporting legislation regarding zoning of 2530 18th St
Date: Monday, May 3, 2021 4:23:33 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Andrea Pfeffer, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Andrea Pfeffer

Andrea Pfeffer, CNM, MSN
The Nurse-Midwives of ZSFGH
Assistant Clinical Professor, Volunteer Clinical Faculty
1001 Potrero Avenue, Ward 6D
San Francisco, CA 94110

From: [Liz Farrell](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: zoning change for 2500 and 2530 18th Street
Date: Friday, April 30, 2021 7:19:03 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Liz Farrell, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program is an amazing organization that I have been proud to volunteer with for the past 10 years. I feel so strongly about their mission and the work they do to serve over 3,500 low-income and homeless families in San Francisco every year. Changing the zoning on this building will allow them to not only continue but to expand on the already amazing programs and services that help families become healthy, stable, and self-sufficient.

Sincerely,
Liz Farrell

From: [Nicole Stahl](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: zoning change request for 2530 18th Street
Date: Wednesday, April 28, 2021 10:32:30 PM

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

Dear Ms. Flores and Planning Commissioners,

I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR I-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program (HPP) to plan for a future new building at 2530 18th Street, enabling them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Thank you for your consideration. I hope that with your support of the zoning change HPP will be able to expand its mission.

Sincerely,
Nicole Stahl

--

Nicole Zaro Stahl
PR Consortium
PH: 650 714 1802 (California)

Sunny Schwartz
sunnyschwartz.com
sunnyschwartz@mac.com

May 2, 2021

Dear Ms. Flores and Planning Commissioners,

I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program (HPP) to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site which we all know will be life changing.

I have had the good fortune to collaborate with Ms. Ryan and the HPP leadership and staff on numerous projects and they stand head and shoulders above most agencies in providing vital services. The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient.

Remarkably, even with the thousands of served clients, HPP has always maintained a high and principled work ethic and are consistently reliable, professional and responsive to both clients and our community.

This legislation will allow HPP to have that much more of an impact by allowing them to expand their existing services to serve more low-income families and to provide critical safe and dignified housing.

Sincerely,



Sunny Schwartz

Toye Moses, ph.D., M.P.H
66, Venus street, suite B
San Francisco, CA. 94124
E-mail: drtoyemo@gmail.com

May 4, 2021.

Dear Ms. Flores and Planning Commissioners.

My name is Toye Moses, President of the Preventive Health Services, and I am writing in support of the Legislation sponsored by Supervisors Walton, Rosen, and Stefani to change the zoning at 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would enable them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable and self-sufficient.

I am supportive of this valuable program as well as their effort to expand the existing services, so that they can serve more low-income families in our city.

If additional information is requested please contact me at 415-602-7613.

Sincerely,

Toye Moses, PH.D., M.P.H

From: [Karen Eggert](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program building
Date: Wednesday, May 5, 2021 9:37:44 AM

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

Dear Ms. Flores and Planning Commissioners,

My name is Karen Eggert, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am amazed by the work they accomplish and support their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Karen Eggert

From: [Sheldon Atwater](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Homeless Prenatal Program, San Francisco
Date: Tuesday, May 4, 2021 5:10:49 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Sheldon B. A. Lekach, and I am writing to you in support of the legislation sponsored by Supervisors Walton, Rosen, and Stefani to change the zoning at 2500 and 2530 18th St. from PDR1-G to the more flexible Special Use District.

The change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th St. that would allow them to expand their current services, such as job training, education, childcare, and prenatal health services, as well as to provide housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of services and programs to help families become healthy, stable and self-sufficient. I am supportive of their work, and their effort to expand their existing services, so they can. Help and serve even more homeless and low-income people in our city. Thank you.

Sincerely,
Ms. Sheldon B.A. Lekach

Sent from my iPad

From: [olivia alperin](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: In Support of Homeless Prenatal Program
Date: Tuesday, May 4, 2021 7:49:12 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Lorena Jones Alperin, and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and [2530 18th Street](#) from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at [2530 18th Street](#) that would enable them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Olivia Alperin

From: [Lorena](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: In support of Homeless Prenatal Program zoning map change
Date: Tuesday, May 4, 2021 7:39:32 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Lorena Jones Alperin, and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would enable them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Lorena Jones Alperin

From: [Cora Alperin](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: In support of Homeless Prenatal Program
Date: Tuesday, May 4, 2021 7:49:50 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Cora Alperin, and I am writing in support of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would enable them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Cora Alperin

calperin@uchicago.edu

she, her, hers

From: [Newmann, Sara](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for HPP expansion!!
Date: Tuesday, May 4, 2021 5:28:17 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Sara Newmann and I am the medical director of New Generation Health Center, a youth reproductive health clinic housed within HPP. I am writing **in STRONG support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Sara Newmann

Sara Newmann, MD, MPH
Obstetrics, Gynecology, and Reproductive Sciences, UCSF
ph: 415-206-4220
fax: 415-206-3112
pgr: 415-443-8507
newmanns@obgyn.ucsf.edu

From: [Williams, Shanell](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for Homeless Prenatal Program
Date: Tuesday, May 4, 2021 8:03:32 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Shanell Williams, and I am writing **in support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

In Community,

Shanell Williams (she/her/hers)
Director of Community Engagement and Partnerships
California Preterm Birth Initiative
Obstetrics, Gynecology & Reproductive Sciences

University of California San Francisco
490 Illinois Street, Flr. 9 | San Francisco, CA 94143
Mobile: (415) 917-7166 | shanell.williams@ucsf.edu

signature_98449685



From: [sandy gove](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Support for zone change at 2500 and 2530 18th Street to Special Use District
Date: Tuesday, May 4, 2021 7:33:56 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Sandy Gove and I am writing **in strong support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

I have supported and been very impressed by the huge accomplishments of the Homeless Prenatal Program for many years. Allowing them to plan for a new building at 2530 18th Street that that could expand not only their outstanding perinatal services, childcare and education, but also potentially provide on-site affordable housing. This would be a permanent and substantial benefit for low-income and homeless families.

I strongly support their work and hope you can provide the zoning that will let them serve even more families in San Francisco.

Sincerely,

Dr Sandy Gove
Executive Director
IMAI Alliance (Integrated Management of Adolescent and Adult Illness)
2546 Great Highway
San Francisco, CA 94116
415 658 1677

From: [Seidman, Dominika](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: support of change in zoning at 2500 and 2530 18th Street
Date: Tuesday, May 4, 2021 5:50:11 PM

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

Dear Ms. Flores and Planning Commissioners,

My name is Dominika Seidman, and I am an OBGYN at Zuckerberg San Francisco General Hospital. I run a prenatal care team for pregnant people experiencing homelessness. I am writing **in strong support** of the legislation sponsored by Supervisors Walton, Ronen, and Stefani to change the zoning at 2500 and 2530 18th Street from PDR1-G to the more flexible Special Use District.

This change will allow the Homeless Prenatal Program to plan for a future new building at 2530 18th Street that would allow them to expand their current services, such as job training, education, childcare, and perinatal health services, as well as to provide affordable housing on-site. Homeless Prenatal's services are critical to our patients, and this space will provide essential programming to our patients and their families.

The Homeless Prenatal Program serves 3,500 low-income and homeless families in San Francisco every year, providing a range of programs and services to help families become healthy, stable, and self-sufficient. I am highly supportive of their work, and their effort to expand their existing services so that they can serve even more low-income families in our city.

Sincerely,
Dominika Seidman, on behalf of Team Lily
<https://obgyn.ucsf.edu/san-francisco-general-hospital/team-lily>

ZSFG: Team Lily | Obstetrics, Gynecology & Reproductive Sciences

Team Lily Mission Statement Team Lily is a Zuckerberg San Francisco General Hospital-based multidisciplinary care team providing person-centered, trauma-informed, wrap-around services to pregnant and postpartum people. We support pregnant people experiencing significant barriers to accessing clinic-based prenatal care, primarily those experiencing homelessness, substance use

obgyn.ucsf.edu

Dominika Seidman, MD MAS
Assistant Professor
Obstetrics, Gynecology & Reproductive Sciences
Zuckerberg San Francisco General Hospital
University of California San Francisco

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Abigail Stewart-Kahn, Interim Director, Department of Homelessness and Supportive Housing
Dr. Grant Colfax, Director, Department of Public Health
Robert Collins, Executive Director, Rent Board
Eric D. Shaw, Director, Mayor's Office of Housing and Community Development
Trent Rhorer, Executive Director, Human Services Agency

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: March 2, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Walton on February 23, 2021:

File No. 210182

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Greg Wagner, Department of Public Health
Dr. Naveena Bobb, Department of Public Health
Sneha Patil, Department of Public Health
Arielle Fleisher, Department of Public Health
Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development
Elizabeth LaBarre, Human Services Agency

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

February 26, 2021

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On February 23, 2021, Supervisor Walton introduced the following legislation:

File No. 210182

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Rich Hillis, Director
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Legislative Affairs
Devyani Jain, Deputy Environmental Review Officer
Adam Varat, Acting Director of Citywide Planning
Aaron Starr, Manager of Legislative Affairs
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Major Environmental Analysis

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

February 26, 2021

File No. 210182

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On February 23, 2021, Supervisor Walton submitted the following legislation:

File No. 210182

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matter and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: July 12, 2021

Time: 1:30 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 78 or 99 (depending on provider)

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 210182.** Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN

WATCH: SF Cable Channel 26, 78, or 99, once the meeting starts, and the telephone number and access code will be displayed on the screen; or

VISIT: <https://sfbos.org/remote-meeting-call>

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 9, 2021.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org – (415) 554-4441)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*


Angela Calvillo
Clerk of the Board of Supervisors

em:jec:ams

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ERICA MAJOR
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3486282

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

EDM - Land Use Agenda - 210182 Zoning Map

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

07/02/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$388.12
Total	\$388.12

NOTICE OF PUBLIC HEARING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MONDAY, JULY 12, 2021 - 1:30 PM

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 210182. Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district, affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN, WATCH: SF Cable Channel 26, 78, or 99, once the meeting starts, and the telephone number and access code will be displayed on the screen; or VISIT: <https://sfbos.org/remotemeeting-call> In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought

to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 9, 2021. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: Erica Major (Erica.Major@sfgov.org - (415) 554-4441) Please Note: The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.



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MYRNA MELGAR

DATE: July 8, 2021

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *mm*

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, July 13, 2021, as Committee Reports:

File No. 210182 **Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District**
Sponsors: Walton; Ronen and Stefani

File No. 210284 **Administrative, Public Works, and Transportation Codes – Shared Spaces**
Sponsors: Mayor; Mandelman, Safai, Stefani, Haney and Peskin

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 12, 2021, at 1:30pm.

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Walton, Ronen

Subject:

Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District

The text is listed:

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302

Signature of Sponsoring Supervisor: /s/ Shamann Walton