

Discretionary review hearing

Date: September 13, 2018

Case No.: 2017-015386DRP

Project Address: 838 Page St.

Permit Application: 2017.1115.4089

Riley Crane, PhD

First day of Kindergarten
August 17, 2018

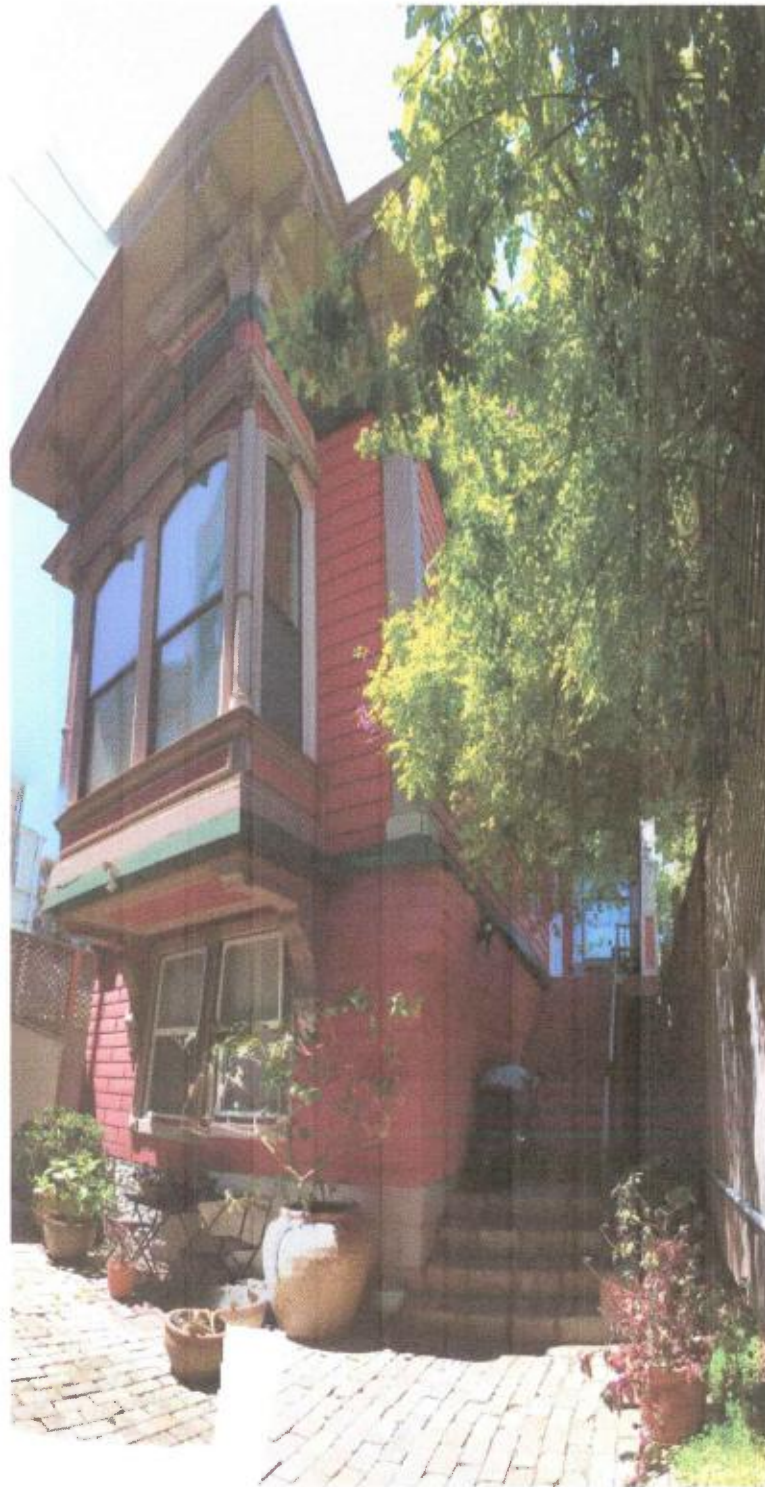




We live here

Proposed Project
Location

r 2-story
90's Victorian
the rear yard





Philip L.

Jun 5 ⋮

Dear Barbara and Riley,

Thank you for your message. I've asked our architect, Sven Lavine, to send you more information regarding the size and position of the new construction, in response to your questions. We did have a public meeting at our house a few months ago to describe the project to neighbors and answer questions (you should have received the notification from the city about the meeting).



Sven Lavine

Jun 6 ⋮

Hi Barbara & Riley,

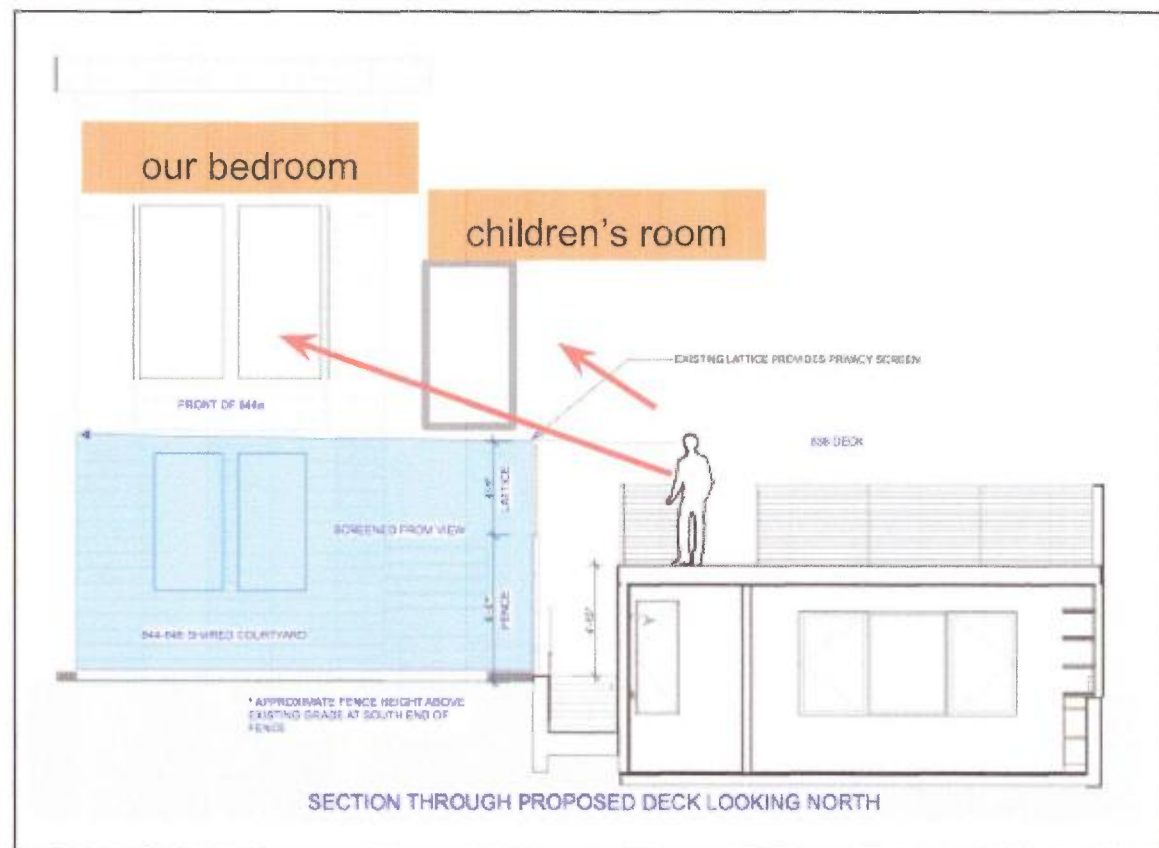
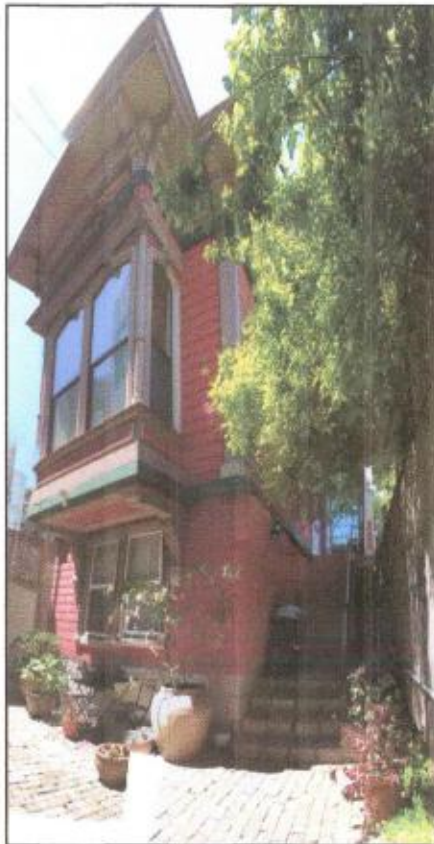
I'm Phil & Doug's architect. Sorry if you did not receive a preliminary notification. We try to send them to all of the immediately adjacent neighbors, but sometimes residents get missed. This was not intentional.

Privacy Concerns:

Deck

deck → children's bedroom ~ **7 yards**

deck → our bedroom ~ **3 yards**



Privacy Concerns:

2nd Floor Windows

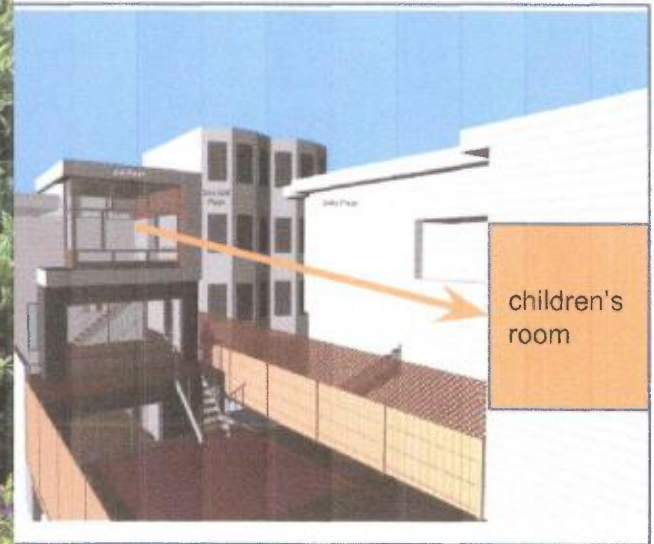
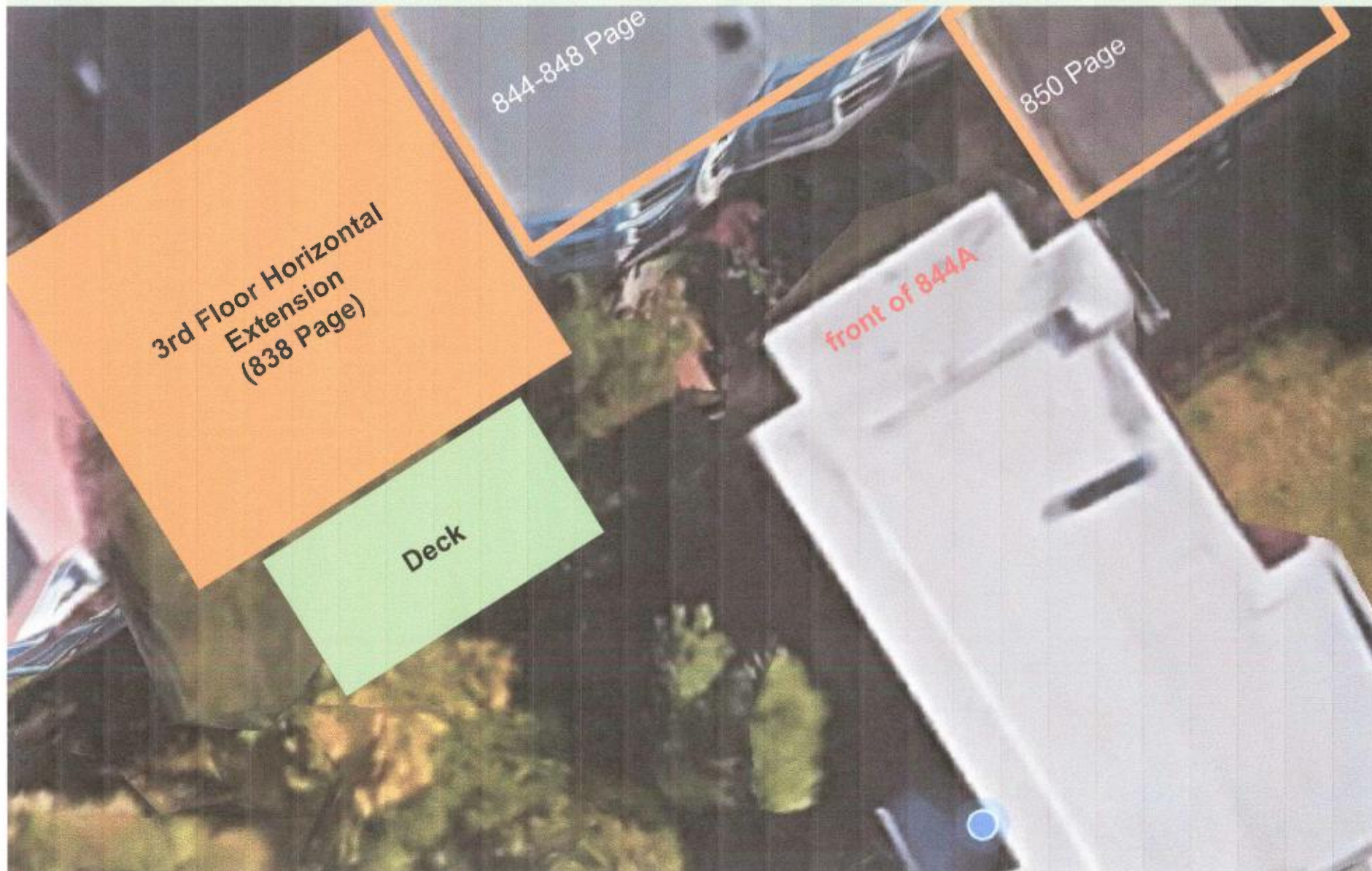


Figure taken from height of proposed new 3rd floor
which will extend 5 feet closer than in photo

Red-in Concerns:

3rd Floor Horizontal Extension



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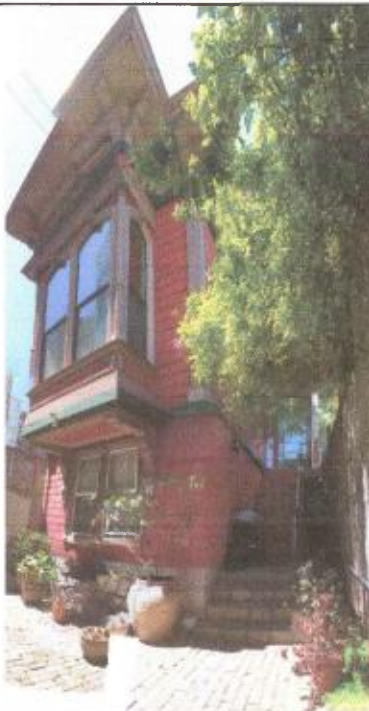
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Riley Crane, PhD





Our 2-story
1890's Victorian
in the rear yard





Philip L.

Jun 5

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Thank you for your message. I've asked our architect, Sven Lavine, to send you more information regarding the size and position of the new construction, in response to your questions. We did have a public meeting at our house a few months ago to describe the project to neighbors and answer questions (you should have received the notification from the city about the meeting).



Sven Lavine

Jun 6

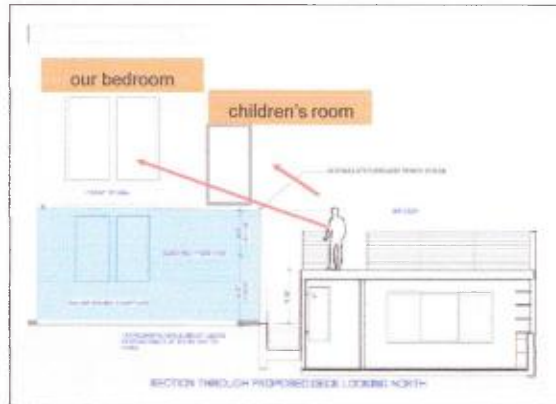
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Privacy Concerns:

Rear Deck

deck → children's bedroom ~ 7 yards
 deck → our bedroom ~ 3 yards



Privacy Concerns:

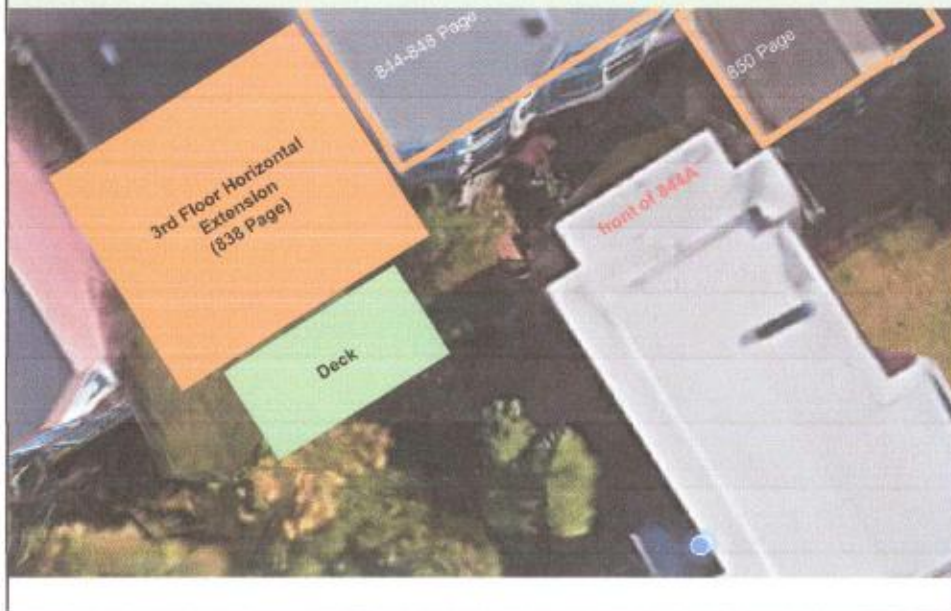
3rd Floor Windows



picture taken from height of proposed new 3rd floor
which will extend 5 feet closer than in photo

Boxed-in Concerns:

3rd Floor Horizontal Extension



9/13/18

E. Jarama

42 Otis Street, San Francisco

RE: 42 Otis Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the proposed mixed-use development project at 42 Otis Street in San Francisco. I have reviewed the project that the Project Sponsor and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space. We are particularly excited that these units are affordable by design, a much needed addition to the city.

Name: ANTHONY ALEGRIA, PEAddress: 72 OTIS ST., SAN FRANCISCO, CA 94103Phone number: (650) 270-3044I am a... Merchant ☒ Resident ☐

42 Otis Street, San Francisco

RE: 42 Otis Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the proposed mixed-use development project at 42 Otis Street in San Francisco. I have reviewed the project that the Project Sponsor and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space. We are particularly excited that these units are affordable by design, a much needed addition to the city.

Name: GARY GEE

Address: 98 BRADY ST. S.F. CA 94103

Phone number: 415.863.8881

I am a... Merchant ☒ Resident ☐

42 Otis Street, San Francisco

RE: 42 Otis Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the proposed mixed-use development project at 42 Otis Street in San Francisco. I have reviewed the project that the Project Sponsor and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space. We are particularly excited that these units are affordable by design, a much needed addition to the city.

Name: Jessie Stuart - Project Sponsor for 30 Otis

Address: 30 Otis Street

Phone number: 415-370-1767

I am a... Merchant ☐ Resident ☐

42 Otis Street, San Francisco

RE: 42 Otis Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the proposed mixed-use development project at 42 Otis Street in San Francisco. I have reviewed the project that the Project Sponsor and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space. We are particularly excited that these units are affordable by design, a much needed addition to the city.

Name: Mark Lonning

Address: 72 Otis Street 94103

Phone number: 415-225-1948

I am a... Merchant ☒ Resident ☐



Comparing SRO & Residential Unit (Guest Room) in Planning Code and Administrative Code

SRO in Planning Code

Single Room Occupancy (SRO).

A Residential Use characteristic, defined as a Dwelling Unit or Group Housing room consisting of no more than one occupied room with a **maximum gross floor area of 350 square feet** and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room.

As a Dwelling Unit, it would have a cooking facility and bathroom. As a group housing room, it would share a kitchen with one or more other single room occupancy unit/s in the same building and may also share a bathroom. A single room occupancy building (or "SRO" building) is one that contains only SRO units and accessory living space.



12/18

12/18

Residential Unit in Admin. Code

Residential Unit.

Any guest room as defined in Section 401 of the Housing Code which had been occupied by a permanent resident on September 23, 1979.

Any guest room constructed subsequent to September 23, 1979 or not occupied by a permanent resident on September 23, 1979, shall not be subject to the provisions of this Chapter 41; provided however, if designated as a residential unit pursuant to Section 41.6 of this Chapter or constructed as a replacement unit, such residential units shall be subject to the provisions of this Chapter.



Guest Room in Housing Code

Guest Room.

A room occupied, or intended, arranged or designed for occupation by one or more guests. Every 100 square feet of superficial floor area in a dormitory is a guest room. **A guest is any person paying in money, goods or services for the use of a sleeping facility.** Guest rooms with cooking shall have approved kitchen units as set forth in Section 507 of this Code.



SRO in Planning Code/ Applicability of Planning Code Controls

Demolition of Residential Use/Planning Code Section 317

- Subject to demolition controls requiring a Conditional Use Authorization (CUA) for demolition of any residential unit.

Subdivision Code (DPW)

- New construction may be considered new construction condominiums
- Existing must apply and qualify for conversion procedures: 5 or 6 are subject to CPC hearing; no more than 6 can be approved. 4 or less, Planning Department review REQUIRED.

New Construction

- Either permitted as of right or with other entitlements



Residential Unit (Guest Room) in Admin Code

What is it:

- Protected housing typology after 1979 survey of residential and tourist hotel rooms pursuant to Chapter 41 of the Administrative Code

Definition in comparison to Planning Code

- Completely separate definition than the Planning Code
- Not Subject to 317: **Planning Commission approval shall not be required for a Residential Conversion if the Residential Unit was subject to the Residential Hotel Unit Conversion and Demolition Ordinance, San Francisco Administrative Code Chapter 41, and obtained a permit to convert in compliance with the requirements.**
- Any removal, conversion, or consolidation is pursuant to Chapter 41



Residential Unit (Guest Room) in Admin Code

Process to Remove

- Pursuant to Chapter 41 through a Permit to Convert with Housing Inspection Services
- Planning Commission role to determine comparability of one-to-one replacement

Condominium Conversion

- HCO prevents the conversion of residential guest rooms to condominiums. In particular, Section 41.20(a) makes it unlawful to change the use of residential guest rooms.
- Residential guest rooms are used for low-income rental units. Changing these guest rooms to condos then would be a prohibited change of use.
- Additionally, as the intent of the Ordinance is to preserve “affordable rental housing in the City”, changing residential guest rooms to condos would run afoul of this purpose.



SRO and Protected Guest Room

- New Construction Guest Room could qualify as one-to-one replacement Guest Room for Chapter 41 Protected Rooms ONLY if the following occurs:
 - Permit to convert with HIS (DBI Housing Inspection Serv.)
 - Comparability Findings made by the Planning Commission
 - No New Construction Replacement Approved (Ex: Turk/Leavenworth aka 361 Turk) without Development Agreement
 - Typically, Chapter 41 Conversions and Replacements deal with two existing buildings and the consolidation of tourist and residential hotel rooms.



SRO and Protected Guest Room

- New Construction Guest Room could qualify as one-to-one replacement guest room for Chapter 41 protected rooms, but only if the following occurs:
 - Permit to convert with HIS
 - Comparability findings made by the Planning Commission
 - There has never been a new construction replacement approved (Turk/Leavenworth example)
 - Typically, Chapter 41 conversions and replacements deal with two existing buildings and the consolidation of tourist and residential hotel rooms.



SRO vs. Protected Guest Room

- Same verbiage but two different meanings
- Different processes for conversion and demolition
- Different standards for preservation
- HIS maintains the list of protected SRO pursuant to Chapter 41.



Received at CPC Hearing 9/13/18
M. Boudreaux

From: Yvonne Renoult
To: richhillissf@gmail.com
Cc: [Secretary, Commissions \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#); ourfifthchurch@gmail.com
Subject: 450 O'Farrell Street project
Date: Tuesday, September 11, 2018 9:28:14 PM

Yvonne Renoult
445 Wawona Street
San Francisco, CA 94116

September 11, 2018

San Francisco Planning Commission
Planning Commission President Rich Hillis
richhillissf@gmail.com

Dear Mr. Hillis,

I am writing to you today in support the 450 O'Farrell Street project that provides a new home for Fifth Church of Christ, Scientist, and also provides much needed new San Francisco housing.

The project will be a transformation of the block, bringing new vibrancy and life. Its new design is light, open and inviting and will bring new dignity to what is currently a dark and foreboding site. The current design of the entrance allows for dark corners where undesirable activity such as drug abuse, urination, and even assault can continue uninhibited.

The redesign of this building will allow for a Christian Science Reading Room that adds to the neighborhood in a positive way. It will create a respected and helpful presence where a community member of any background can go in to find a sense of peace and serenity – an escape from the noisy city. Even at night, its lit windows with comforting Bible citations might offer just the right message to someone in great need of comfort and inspiration in the middle of the night.

The old building as it now stands is inaccessible and inefficient in its use of space and energy. Sunday School children and those needing special access would feel more comfortable and included with the proposed open design, that will bring good lighting and a safe, accessible entrance for them to safely come and go without fear.

And lastly, the reconfiguration of the building will allow the Christian Science church to be accredited by fulfilling the bylaw requirement of providing a Christian Science Reading Room open to its community.

Thank you for positively considering this thoughtful design that repurposes the church historic elements (stained glass and oculus), brings rejuvenation to the area, supports a positive community organization, and provides much needed new housing.

Sincerely,

Yvonne Renoult

CC: commissions.secretary@sfgov.org

3/15/18
M. Boudreaux

marcelle.boudreaux@sfgov.org
ourfifthchurch@gmail.com

John W. Mitchell
376 Moncada Way
San Francisco, California 94127
jmitchell.ca@gmail.com (415) 515-5125

September 11, 2018

San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

**RE: Support for Fifth Church of Christ, Scientist New Church and Mixed-Use
Development at 450 O'Farrell Street**

Dear Commissioners:

I am writing to you today to raise my voice in whole-hearted support of the Fifth Church project at 450 O'Farrell Street. As a resident of the City for over two decades and having attended their church services and been in the Tenderloin many times, I believe this project is carefully thought through, constructive, and positive, and it will benefit a section of the City that has been missing the vitality that defines our great City for too long.

As a Christian Scientist (*not a Scientologist!*) and a member of Ninth Church of Christ, Scientist (at Junipero Serra and Ocean), I have always been impressed by the unwavering, steadfast commitment of the members of Fifth Church in their desire to bring spiritual support and a healing, harmonious presence to the Tenderloin. When I attended the last San Francisco Planning Commission meeting on June 28th, I was even more impressed after listening to their neighbors and fellow community members recount in detail the countless ways that the church members and architects have engaged, listened to, worked with, and developed relationships with them. On any level and in any circumstance, they define and "walk the walk" of what a healthy, functioning, supportive community member of faith looks like.

Fifth Church members have taken a realistic, holistic view of their situation and planned accordingly. Realistically (as was pointed out at the June hearing), the current church building is functionally obsolete and, in fact, not highest on the list of historic structures or resources. There are other more notable local buildings designed by the same architect. In addition, even a full demolition of the current structure would result in a less-than-significant impact on the Upper Tenderloin National Register Historic District (UTNRHD) under CEQA. Holistically, their project addresses pressing needs in our City for well-designed rental housing and on-site, below-market rate housing, thereby encouraging a more functional, thriving retail environment and better quality-of-life choices—and, in addition, much-needed needed tax revenue for our City.

This project is a real opportunity for the Tenderloin as well as for our City! It is sensitive to the needs of the area and improves the safety, dignity, and well-being of the neighborhood. **Please vote in favor of a clear prospect for long-term good in the Tenderloin. Thank you!**

Very sincerely,



John W. Mitchell

From: Kevin Thomas
To: richhillissf@gmail.com
Cc: [Secretary, Commissions \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#); ourfifthchruch@gmail.com
Date: Wednesday, September 12, 2018 1:15:23 PM

Dear Mr. Hill,

My name is Kevin Thomas. I am a third generation native San Franciscan, and a registered Professional Civil, Mechanical and Electrical Engineer, with several years experience in renovating buildings in San Francisco and elsewhere. I am also a Christian Scientist. I am writing this letter today in support of the Fifth Church of Christ Scientist's plan for a new church edifice and housing project at the site of the current church building at 450 O'Farrell Street in the City's historic Tenderloin District.

As a native San Franciscan for 75 years, I along with all San Franciscans have witnessed the steady deterioration of the Tenderloin District, despite the City's best efforts. Other than a complete redevelopment of the neighborhood, a good solution would be to allow renovation of some existing structures, building some new ones, and preserving buildings of historical significance. It is in this light that Fifth Church wishes to remodel their existing building which is deteriorating, by taking advantage of the property they own next door, also deteriorating, and turning the two properties into primarily a housing project of rental units, some affordable cost units, and a smaller church building, while retaining the impressive façade of the old church building. The historic features of the old church, namely the stained glass dome and stained glass windows, would be relocated to the new smaller church edifice.

Christian Science churches provide not only church services and a Sunday School for children, but also usually provide a nearby Reading Room for all who wish to have a quiet place where they can come during the day and pray or study the Bible and Christian Science literature. So this project will also include a Reading Room open to the public, along with some additional commercial retail space. We feel that a new, more inviting Church building, plus a Christian Science Reading Room, with its uplifting and healing message, would be a valuable asset to the Tenderloin neighborhood community and visitors alike. The project would also provide many new rental units, many affordable ones, which the City really needs at this time.

Please give your approval to this beautiful new project for our City.

Very Truly Yours,

Kevin L. Thomas, PE



San Francisco Interfaith Council

*Celebrating our diverse faiths & spiritual traditions
Bringing people together to build understanding
Serving our community*

P.O. Box 29055
San Francisco, CA 94129
Phone: 415.474.1321

mgpappas@sfinterfaithcouncil.org
www.sfinterfaithcouncil.org

Michael G. Pappas, M.Div.
Executive Director

Board of Directors:

Kaushik Roy, Chair
The Shanti Project

Mario Paz, Vice Chair
*Good Samaritan Family
Resource Center*

Rabbi Larry Raphael, Treasurer
Congregation Sherith Israel

Nancy Nielsen, Secretary
Lutheran Social Services

Fr. Arturo Albano
St. Mary's Cathedral

Fatih Ates
Pacifica Institute

Wilma Batiste
Neighborhood Baptist Church

P.J. Cherrin
Mission Minyan

The Rev. Ellen Clark-King
Grace Cathedral

Sensei Elaine Donlin
Buddhist Church of SF

Rev. Norman Fong
*Chinatown Community
Development Center*

Richard H. Harris, Jr.
Church of Jesus Christ LDS

Hala K. Hijazi, Commissioner
SF Human Rights Commission

John McKnight
The Salvation Army

Rev. Monique Ortiz
*Saint Mary and Saint Martha
Lutheran Church*

Robert T. Phillips
The Baha'i Faith in San Francisco

Rev. Vanessa Rush Southern
*First Unitarian Universalist
Society of San Francisco*

Rita R. Semel, Past Chair
Congregation Emanu-El

Rev. Floyd Trammell
*First Friendship Institutional Baptist
Church*

Swami Vedananda
Vedanta Society

Dr. Mary Wardell
University of San Francisco

Dr. Sally Wei
Buddhist Tzu Chi Foundation

September 12, 2018

Dear President Hillis and Commissioners,

Greetings and blessings during this season of renewal and consecration.

Building on our previous letter to the Planning Commission, we encourage your approval, today, of the church and housing project at 450 O'Farrell Street.

It is important that the project move forward, now, so that the City can enjoy the benefits of a revitalized Church and a new Christian Science Reading Room in the Tenderloin neighborhood where they have been for almost 100 years, and also enjoy the benefits of a substantial addition to the number of residential housing units in the neighborhood.

The San Francisco Interfaith Council supports the efforts of religious institutions to better serve their communities. We also support the initiatives of religious institutions to develop their underutilized properties to address the housing issues in the City. The 450 O'Farrell Street project thoughtfully achieves both.

Getting to this point has been a long and arduous process, for both the church and the community. We respectfully encourage you to give consideration today to the approval of the 450 O'Farrell Street project.

Sincerely,

Michael G. Pappas, M.Div.
Executive Director

From: John Mitchell
To: richhillissf@gmail.com
Cc: commission.secretary@sfgov.org; Boudreaux, Marcelle (CPC); ourfifthchurch@gmail.com
Subject: SUPPORT FOR 450 O'FARRELL STREET CHURCH AND MIXED USE DEVELOPMENT
Date: Wednesday, September 12, 2018 9:53:57 AM
Attachments: [Fifth Church San Francisco Sept. 2018.docx](#)

Dear Commissioner Hillis,

I have attached a letter in support of the 450 O'Farrell Street project to provide a new church home for Fifth Church of Christ, Scientist, and to provide much needed new housing in our vibrant City.

Thank you for the thought and care expressed by the members of the Planning Commission to help our City to be the best that it can be for all of its citizens.

Sincerely,
John W. Mitchell
376 Moncada Way

B. Revised Preferred Project Description and Draft EIR Analysis Revisions

The Draft EIR evaluated the potential impacts associated with the project described in Chapter 2, *Project Description*, of the Draft EIR, pp. 2-1 through 2-26 (referred to herein as the “Draft EIR Project”). The Draft EIR Project would create a new space for the Fifth Church of Christ, Scientist and locate new housing and restaurant and retail uses in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building (450 O’Farrell Street), a vacant retail building along O’Farrell Street (474 O’Farrell Street), and a restaurant and residential building along Jones Street (532 Jones Street). The existing columned church façade, approximately 5 feet deep by 16 feet long, along Shannon Street would be preserved. In addition, the simple cornice would be preserved in place. The bronze doors and the oculus would be salvaged and relocated to the new church space that would be constructed as part of the project. The bronze doors would be put on display, and the oculus would be incorporated into the replacement church. The new building would be a 13-story, 130-foot-tall (with an additional 20 feet for the elevator penthouse) mixed-use building with up to 176 dwelling units, restaurant/retail space on a portion of the ground floor, and a replacement church (proposed religious institution) on the ground floor and two upper levels facing O’Farrell Street. The proposed project would construct a total of 237,810 square feet of new development in one building, including up to 187,640 square feet for residential use, 6,200 square feet for restaurant and/or retail use,¹ approximately 13,595 square feet for religious institution use to replace the existing church, 8,398 square feet of residential open space (288 square feet of private open space and 8,110 square feet of common open space), and 21,070 square feet of below-grade parking (41 vehicle spaces; 125 Class 1 bicycle spaces below grade and on Level 1). Additionally, 21 Class 2 bicycle spaces would be installed on street frontages.

Since publication of the Draft EIR on October 25, 2017, and the Response to Comments (RTC) document on June 13, 2018, certain potential revisions to the project have been proposed, referred to in this memorandum as the “Revised Preferred Project.” A comparison of the Revised Preferred Project revisions and the project impacts identified in the Draft EIR reveals that the changes to the project would not result in any new or substantially more severe environmental impacts than those already identified in the Draft EIR. There are no new mitigation measures or alternatives that would be considerably different from those analyzed in the Draft EIR and would substantially reduce one or more of the project’s significant effects on the environment but the project sponsor has declined to adopt.

Individual components of the Preferred Project are described in the subsection below, including differences from the Draft EIR Project.

B.1 CEQA Considerations

The Revised Preferred Project would result in minor changes to the Draft EIR Project, as described under the “Revised Preferred Project” subsection, below, but would not result in new or more

¹ The project sponsors propose to develop a mix of restaurant and retail uses. The exact mix is unknown at this time; the analysis assumes restaurant uses to be the greatest trip generator, with greatest effect on the environment.

significant environmental impacts than those identified in the Draft EIR. Per CEQA Guidelines section 15088.5, recirculation of a Draft EIR prior to certification is required only when “significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under section 15087 but before certification.” “Significant new information” is defined as:

1. A new significant environmental impact that would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact that would result, unless mitigation measures are adopted to reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure that would be considerably different from others previously analyzed clearly lessen the environmental impacts of the project but the project’s proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

CEQA Guidelines section 15088.5(d) states that recirculation is not required if “new information in the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.” The proposed changes associated with the Revised Preferred Project described below would not result in significant new information, as defined in CEQA Guidelines section 15088.

The Draft EIR is considered to be adequate. The Revised Preferred Project is an alternative design scheme that is substantially similar to the Draft EIR Project and the Preferred Project described and evaluated in the RTC. The Revised Preferred Project is in addition to the Draft EIR Project, the Preferred Project and the three alternatives analyzed in the Draft EIR. Therefore, recirculation of the Draft EIR pursuant to CEQA Guidelines section 15088.5 is not required.

B.2 Revised Preferred Project

The Revised Preferred Project would result in minor modifications to the Draft EIR Project and the Preferred Project. The Revised Preferred Project features a revised design that would replace the columned façade of the existing 450 O'Farrell Street building that was proposed to be retained in the Preferred Project with a three or four story building element that would be located in the same location as the existing columned façade (the "Replacement Façade"). The final design of the Replacement Façade would be of a contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of the building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition, and materials. The Revised Preferred Project would not increase the number of dwelling units or change the size of the replacement church area, but would increase the amount of retail/residential space by approximately 750 square feet and increase the residential amenity space by approximately 1,500 square feet. No other modifications to the Preferred Project, including the Preferred Project's height, bulk, uses, and residential density are proposed.

These modifications represent only minor changes compared to the Draft EIR Project and the Preferred Project analyzed in the RTC. Furthermore, none of these project description changes made from the Draft EIR Project to the Revised Preferred Project increases or worsens the environmental impacts already disclosed in the Draft EIR. No new impacts or more significant environmental impacts would occur as a result of the Revised Preferred Project that were not previously identified in the Draft EIR.

The Revised Preferred Project would now construct a total of 218,155 gross square feet of new development, including approximately 184,168 gross square feet for residential uses (up to 176 dwelling units, including 28 below-market-rate units), 4,577 square feet for restaurant/retail uses, 9,555 square feet for religious institution use to replace the existing church, and 22,105 square feet for below-grade parking and an increase in 5 parking spaces compared to the Draft EIR Project. The proposed project would also include 8,359 square feet of open space on two levels, similar to the Draft EIR Project but in a different configuration. The religious institution and the restaurant/retail space would be accessible from O'Farrell Street; a second restaurant/retail use would be accessible from Jones Street. The entrance to the residential portion of the Revised Preferred Project would be from Shannon Street. A single basement-level parking garage beneath the building, with access from Shannon Street, would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use, and 125 Class 1 bicycle parking spaces (i.e., bicycle lockers or spaces in a secure room) would be provided on the basement and first-floor levels. The Revised Preferred Project would also provide 16 Class 2 bicycle parking spaces (i.e., publicly accessible bicycle racks), five fewer than the Draft EIR Project.

The 176 dwelling units would now comprise 45 studios, 69 one-bedroom units, and 62 two-bedroom units, of which 28 dwelling units would be designated as below-market-rate housing. Five of the below market-rate units would be replacement units for rent-controlled units located at the existing 532 Jones Street building. The Revised Preferred Project would incorporate common open space that would be available to project residents in two areas: on Level 4 in an interior courtyard and above Level 13 on a

roof deck. The leasing office and amenity space for residences would be accessible from the Shannon Street residential lobby entrance. The restaurant/retail spaces would be accessed from O'Farrell and Jones Streets.

The religious institution space would be smaller than that analyzed in the Draft EIR (9,555 square feet compared to 13,595 square feet). It would have an approximately 200-seat sanctuary on the ground floor. Offices supporting the institutional use and accessory religious uses would be on two of the upper floors, including a Sunday School and a new Children's Room. The church would occupy part of three floors overall. The entrance to the new religious institution and Reading Room, which would be located along O'Farrell Street, would be of modern design, intended to create an inviting and light-filled space. The Fifth Church of Christ, Scientist Reading Room would be open to the public during the week. Select features from the existing structure at 450 O'Farrell Street would be removed, salvaged, and reinstalled in the new religious institution, including stained-glass windows, oculus skylight, pipe organ, and oak pews, the same as described in the Draft EIR.

Under the Revised Preferred Project, the entirety of the existing 450 O'Farrell Street building, including the columned façade along O'Farrell Street, would be demolished.

Under the Revised Preferred Project, there would be a reduction in restaurant retail space of approximately 1,600 gross square feet compared to the Draft EIR Project. The new church space would be smaller than that analyzed in the Draft EIR, with a reduction of 4,040 square feet. The amount of open space provided under the Revised Preferred Project would be slightly less than under the Draft EIR Project. The number of off-street parking spaces provided would increase by 5 spaces. The Revised Preferred Project would reduce the total building area by approximately 9,135 square feet compared with the Draft EIR Project. A comparison of the Draft EIR Project and the Revised Preferred Project is provided in Table 2-1A, below. The minor differences between the two schemes are summarized in the final column of Table 2-1A. In general, except for the total square footage of residential, restaurant/retail, and religious institution uses and the dwelling unit types, the Revised Preferred Project would result in the same pattern of mixed-use development as the Draft EIR Project. As shown in Table 2-1A, the Revised Preferred Project would include the same number of residential units as the Draft EIR Project. The project footprint would be the same as analyzed in the Draft EIR.

Table 2-1A: Comparison of Draft EIR Project and Revised Preferred Project

Proposed Use	Draft EIR Project		Revised Preferred Project		Difference (gross square feet or number of spaces)
	Elements	Area (gross square feet)	Elements	Area (gross square feet)	
Residential	176 units total	187,640 ^a	176 units total	184,168 ^a	-3,472 sf
Restaurant/Retail	Ground floor and Level 2	6,200	Ground floor and Level 2	4,577	-1,623 sf
Religious Institution	Ground floor and Levels 2 and 3	13,595	Ground floor and Levels 2 and 3	9,555	-4,040 sf
Vehicle Parking ^{b,c}	41 vehicle spaces in below-grade garage	21,070	Up to 46 vehicle spaces in below- grade garage	22,105	+5 spaces
Bicycle Parking	125 Class 1 spaces in a below-grade garage and on Level 1; 21 Class 2 spaces on street frontages	N/A	125 Class 1 spaces in a below-grade garage and on Level 1; 16 Class 2 spaces on street frontages	N/A	Five fewer street- frontage bicycle spaces
Courtyard Open Space	Levels 1 and 3 and rooftop	8,398	Level 4 and rooftop deck	8,359	-39 sf
TOTAL		236,903 gsf		228,764 gsf	-8,139 gsf
Project Component	Draft Project EIR (Number)		Revised Preferred Project (Number)		Difference (Number)
Dwelling Units	176		176		0
Studios	22		45		+23
One-bedroom Units	95		69		-26
Two-bedroom Units	55		62		+7
Three-bedroom Units	4		0		-4
Height of Building	130 feet ^d		130 feet ^d		0
Number of Stories	13 stories		13 stories		0
Number of Street Trees	9 ^e		9 ^e		0

^a Lobby and amenity space are included in the residential total.

^b Includes ramp to garage.

^c Includes two accessible spaces and one car-share space.

^d Rooftop equipment above 130 feet includes an elevator overrun up to 20 feet above the top of the roof and stair penthouses and mechanical screening up to 12 feet above the top of the roof.

^e Eight street trees would be planted on O’Farrell Street and one on Jones Street.

Source: Kwan Henmi, October 10, 2016; September 13, 2018

The Revised Preferred Project would require the same approvals, authorization, modification, or waiver of the following *Planning Code* requirements as identified in the Draft EIR p. 2-25, including the following:

- Certification of the Final EIR, adoption of CEQA findings, adoption of a mitigation and monitoring report by the Planning Commission, and Planning Commission approval (see below):
 - The project sponsors would seek Conditional Use Authorization from the Planning Commission. The conditionally permitted uses in the RC-4 District include Planned Unit Developments (PUD), pursuant to *Planning Code* section 304. A PUD is a Conditional Use Authorization that allows the Planning Commission to modify or waive certain *Planning Code* requirements, applicable to sites at least 0.5 acre in size, in accordance with the provisions of section 303 of the *Planning Code*.
- The project sponsors would seek additional authorization from the Planning Commission under *Planning Code* section 317(g)(5) for demolition of existing residential units; section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; section 271 for exceptions to Section 270, governing the bulk of the building; and section 303 for the new religious institution (church) use.
 - As proposed, the configuration of the rear yard of the project site does not meet the requirements of *Planning Code* section 134(g). Some dwelling units do not meet the technical requirements of section 140 for dwelling unit exposure, as the balconies projecting over Shannon Street exceed the permitted obstruction dimensions per section 136(c), and the project site lacks one off-street loading space for residential use, as required by section 152. Therefore, the proposed project would, as part of the PUD process, request modifications for these requirements.

The Revised Preferred Project would require additional approvals as follows, (approving bodies noted in parentheses):

- Approval of site, demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- Approval of lot merger and tentative subdivision maps; recommend to the Board of Supervisors approval of final subdivision maps (San Francisco Public Works).
- Approval of permits for streetscape improvements in the public right-of-way, including a curb cut on Shannon Street (San Francisco Public Works).
- Approval of a request for curb cut, color curb, and on-street parking changes on O'Farrell Street and Shannon Street (San Francisco Municipal Transportation Agency).
- Approval of project compliance with the Stormwater Design Guidelines (San Francisco Public Utilities Commission).
- Approval of a Stormwater Control Plan (San Francisco Public Utilities Commission).
- Approval of a Site Mitigation Plan pursuant to the Maher Ordinance prior to the commencement of any excavation work (San Francisco Department of Public Health).

- Approval of a Soil Mitigation Plan and Construction Dust Control Plan prior to construction-period activities (San Francisco Department of Public Health).
- Approval of an Article 38 ventilation plan prior to submitting plans for a mechanical permit (San Francisco Department of Public Health and Department of Building Inspection).
- Approval of permit for the installation, operation, and testing of diesel backup generator from the Bay Area Air Quality Management District.

B.3 Environmental Effects of the Revised Preferred Project

In summary, the Revised Preferred Project would be substantially similar to the Draft EIR Project (with about an 8,139-gross-square-foot decrease in total building space under the Revised Preferred Project compared with the Draft EIR Project); accordingly, the environmental effects of the Revised Preferred Project would generally result in the same impacts as the Draft EIR Project for all environmental topics. Although the Revised Preferred Project would not avoid the significant unavoidable historic architectural resources impacts of the Draft EIR Project, the Revised Preferred Project would not create any new significant impacts or increase the severity of identified significant and unavoidable impacts. In all cases, the same mitigation and improvement measures identified for the Draft EIR Project would apply to the Revised Preferred Project (and in all cases as modified in Section E, *Draft EIR Revisions*, in this document). The environmental effects of the Revised Preferred Project, compared with the environmental effects of the Draft EIR Project, are further summarized below for historic architectural resources evaluated in the Draft EIR as well as wind effects (analyzed in the Initial Study), given the slight building profile change of the Revised Preferred Project.

Draft EIR Analysis

Historic Architectural Resources

Similar to the Draft EIR Project, the Revised Preferred Project would demolish the building at 450 O'Farrell Street, which has been found to be eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 3 (architecture).

The simple cornice, oculus, and bronze church doors would be salvaged and relocated to the replacement church to be put on display. The proposed demolition of the building façade Revised Preferred Project does not comply with the Secretary's Standards. Demolition of the historic resource would materially impair the historical resource under CEQA Guidelines section 15064.5(b).² A significant number of the character-defining features of the resource would be lost, including the form, columned façade, entrance vestibule with ornamental plaster ceiling and panels, windows with clathri grating, and many of the interior character-defining features. In addition, because the existing building at 450 O'Farrell Street is a historic architectural resource, the Revised Preferred Project could be inconsistent with the following identical policies found in the Urban Design Element

² Marcelle W Boudreaux, AICP, Preservation Planner, email, September 13, 2018.

(Policy 2.4) of the General Plan and the Downtown Plan (Policy 12.1), similar to the Draft EIR Project:

- Preserve notable landmarks and areas of historic, architectural, or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

The proposed demolition of the 450 O'Farrell Street building under the Revised Preferred Project would constitute a significant impact on a historic architectural resource. Mitigation Measures M-CR-1a, M-CR-1b, and M-CR-1c would apply to the Revised Preferred Project to reduce the severity of the project's impact. Despite implementation of these mitigation measures, which include a public interpretive display in a prominent setting on the project site and the retention of additional interior features of the church building at 450 O'Farrell Street, the majority of the resource would be demolished, and the impact on 450 O'Farrell Street would not be reduced to less-than-significant levels under CEQA because the resource would no longer be able to convey its historical significance. Therefore, the proposed demolition of 450 O'Farrell Street building under the Revised Preferred Project constitutes a significant and unavoidable impact on an individual historic resource under CEQA, the same as identified for the Draft EIR Project.

The Revised Preferred Project, the same as the Draft EIR Project, would demolish two other contributors (474 O'Farrell Street and 532 Jones Street) to the UTRHD, a NRHP-listed historic district. The proposed demolitions would destroy historic materials, features, and spatial relationships that characterize these properties as contributors to the historic district. However, the loss of three contributors to the UTRHD would occur within the larger context of the district. The UTRHD has a total of 407 extant contributing buildings and 68 non-contributors. With such a large ratio of contributing to non-contributing buildings in the district, the UTRHD is a robust historic district. Thus, loss of three contributing buildings would not substantially reduce the ratio of contributing to non-contributing buildings and prevent the UTRHD from conveying its historical significance. Their demolition would not result in a substantial adverse change to the UTRHD, and impacts would be less than significant, as with the Draft EIR Project.

The proposed new building would be a contemporary but compatible design that references the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of the building into vertical masses, punched window openings, and material uses. It would be compatible with the UTRHD in terms of size and scale, composition, and materials. The massing would be compatible in terms of lot occupancy; solid-to-void ratio, which refers to the relationship between the voids (i.e., window and door openings) to the solids (i.e., proportion of a building façade); and vertical articulation. The Revised Preferred Project revised design would be in conformance with the Secretary's Standards.³ The Revised Preferred Project would not create any new individual or cumulative impacts on the UTRHD, and the Revised Preferred Project would still be consistent with the design of the UTRHD, similar to the Draft EIR Project. There would be no new or substantially more severe significant impacts on

³ Marcelle W Boudreaux, AICP, Preservation Planner, email, September 13, 2018.

historic architectural resources as a result of the Revised Preferred Project, and no additional analysis or recirculation of the Draft EIR is required.

Initial Study Checklist Topics

Wind

A *Screening-Level Wind Analysis – Amended Final Report* was prepared by Rowan, Williams, Davies & Irwin, Inc. on April 17, 2018,⁴ to assess wind impacts of the Preferred Project. The Amended Final Report indicated that, given the size and location of the proposed project, it is unlikely that the Preferred Project would cause any significant wind impact on surrounding public areas. Sidewalks along O’Farrell Street, as well as building entrances, would be generally protected from approaching winds by the proposed building itself. The entrance at Level 2 would be located on Jones Street. This entrance would be exposed to prevailing westerly winds that accelerate along Jones Street; however, the recessed area in front of it and the canopy above would help to protect it from these winds. Suitable wind conditions are expected at this entrance. Exceedance of the wind hazard criterion is not expected at any of the building entrances, adjacent sidewalks, or other surrounding public areas. An open space at Level 4 is north of the tower. Approaching winds are expected to be intercepted by the tall north and west building facades and redirected down and toward this open space or approach directly through the opening between the proposed project and the existing building to the north. As a result, increased wind speeds are anticipated at these areas that would most likely affect occupant comfort. In addition, the roof deck is directly exposed to the prevailing winds, which could result in higher-than-desired wind speeds for passive pedestrian activities. However, exceedance of the wind criterion in private open spaces is not considered an impact under CEQA.

Because the massing of the Revised Preferred Project is the same as the Preferred Project, its potential wind impacts are the same as those for the Preferred Project and no further analysis is required. The Revised Preferred Project would not result in any exceedance of the wind hazard criterion and would not alter wind in a manner that would substantially affect public areas. Thus, wind impacts as a result of project revisions would remain substantially similar to those reported in the Initial Study (p. 98) for the Draft EIR Project and less than significant. No additional analysis or recirculation of the Draft EIR as a result of newly identified impacts is required.

Other Initial Study Checklist Topics

The Revised Preferred Project would have the same or similar environmental effects as the Draft EIR Project for the following topics, as explained below: land use and land use planning, population and housing, transportation and circulation, noise, air quality, greenhouse gas emissions, shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural and forest resources.

⁴ Rowan, Williams, Davies & Irwin Inc., *Screening-Level Wind Analysis – Amended Final Report*, April 17, 2018.

Compared with the Draft EIR Project, the Revised Preferred Project would reduce the square-footage of residential, restaurant/retail, and institutional use space proposed; change the combination of dwelling unit types; modify the bulk configuration at the rear of the building; reduce the O'Farrell Street setback from 16 feet to 14 feet; add 5 vehicular off-street parking spaces; and add an architectural notch at the O'Farrell Street façade. However, the overall site plan, mix of land uses (i.e., residential, restaurant/retail, religious institutional), total number of residential units, and building height would be the same as the Draft EIR Project. As a result, the Revised Preferred Project would have less-than-significant land use and land use planning impacts because the proposed site plan and demolition of the three UTNRHD contributors under the Revised Preferred Project would be the same as under the Draft EIR Project.

The Revised Preferred Project would have the same mix of land uses and require similar construction activities as the Draft EIR Project. Because the square footage for these land uses would be reduced under the Revised Preferred Project, the number of onsite residents, employees, and employee-induced residents would be the similar to or less than what was analyzed under the Draft EIR Project. Compared with the Draft EIR Project, the Revised Preferred Project would result in an overall reduction in the number residential bedrooms with one or more bedrooms and an overall increase in studio units. Because trip generation is higher for units with one or more bedrooms, the Revised Preferred Project would most likely result in a reduction in trips compared with the Draft EIR Project. Though the Revised Preferred Project would add five additional vehicle parking spaces, this modification would not change the results of the transportation impact analysis prepared for the Draft EIR project. Therefore, the Revised Preferred Project would have similar impacts on transportation and circulation as the Draft EIR Project. Although the Revised Preferred Project would modify the bulk of the proposed building, the modification would reduce the overall building footprint, and the proposed building height would be the same as the Draft EIR Project. For these reasons, the Revised Preferred Project would result in the same less-than-significant or less-than-significant-with-mitigation impacts on population and housing, transportation and circulation, noise, air quality, greenhouse gas emissions, shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural and forest resources as the Draft EIR Project.

Conclusion

As described above, the Revised Preferred Project would not result in new impacts or substantially more severe impacts than those identified in the Draft EIR. The proposed modifications of the Revised Preferred Project would not affect the impact conclusions presented in the Draft EIR. Therefore, the Revised Preferred Project would result in the same number and types of impacts as the Draft EIR Project.

9/13/8

S. Adm



State of California
March Fong Eu
Secretary of State

Form LP

CERTIFICATE OF LIMITED PARTNERSHIP

IMPORTANT—Read instructions on back before completing this form

This Certificate is presented for filing pursuant to Section 15621, California Corporations Code.

1. NAME OF LIMITED PARTNERSHIP

Tenderloin Housing Partners, L.P.

2. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

1525 Grant Avenue

CITY AND STATE

San Francisco, CA

ZIP CODE

94133

3. STREET ADDRESS OF CALIFORNIA OFFICE IF EXECUTIVE OFFICE IS IN ANOTHER STATE

CITY

ZIP CODE

CA

4. COMPLETE IF LIMITED PARTNERSHIP WAS FORMED PRIOR TO JULY 1, 1984 AND IS IN EXISTENCE ON DATE THIS CERTIFICATE IS EXECUTED.

THE ORIGINAL LIMITED PARTNERSHIP CERTIFICATE WAS RECORDED ON _____ 19____ WITH THE

RECORDER OF _____ COUNTY.

FILE OR RECORDATION NUMBER _____

5. NAMES AND ADDRESSES OF ALL GENERAL PARTNERS: (CONTINUE ON SECOND PAGE, IF NECESSARY)

A. NAME: Turk Street Apartments, Inc.

ADDRESS: 1525 Grant Avenue

CITY: San Francisco **STATE:** CA **ZIP CODE:** 94133

C. NAME:

ADDRESS:

CITY: **STATE:** **ZIP CODE:**

B. NAME: A.F. Evans Company, Inc.

ADDRESS: 3236 Stone Valley Rd., Ste. 210

CITY: Alamo **STATE:** CA **ZIP CODE:** 94507

D. NAME:

ADDRESS:

CITY: **STATE:** **ZIP CODE:**

6. NAME AND ADDRESS OF AGENT FOR SERVICE OF PROCESS:

NAME: Gordon Chin

ADDRESS: 1525 Grant Avenue

CITY: San Francisco **STATE:** CA **ZIP CODE:** 94133

7. ANY OTHER MATTERS TO BE INCLUDED IN THIS CERTIFICATE MAY BE NOTED ON SEPARATE PAGES AND BY REFERENCE HEREIN ARE A PART OF THIS CERTIFICATE.

NUMBER OF PAGES ATTACHED:

1

8. INDICATE THE NUMBER OF GENERAL PARTNERS SIGNATURE REQUIRED FOR FILING CERTIFICATES OF AMENDMENT, DISSOLUTION, CONTINUATION AND CANCELLATION.

NUMBER OF GENERAL PARTNER(S) SIGNATURE(S) IS/ARE:

2

PLEASE INDICATE NUMBER OF

9. IT IS HEREBY DECLARED THAT I AM (WE ARE) THE PERSON(S) WHO EXECUTED THIS CERTIFICATE OF LIMITED PARTNERSHIP WHICH EXECUTION IS MY (OUR) ACT AND DEED. (SEE INSTRUCTIONS)

See attached signature page

SIGNATURE

SIGNATURE

POSITION OR TITLE

DATE

POSITION OR TITLE

DATE

SIGNATURE

SIGNATURE

POSITION OR TITLE

DATE

POSITION OR TITLE

DATE

10. RETURN ACKNOWLEDGEMENT TO:

NAME

ADDRESS

CITY

STATE

ZIP CODE

Deborah B. Cook
Riordan & McKinzie
300 S. Grand Avenue, 29th Fl.
Los Angeles, CA 90071

SEC/STATE REV. 1/82

FORM LP-1—FILING FEE: \$70
Approved by Secretary of State

THIS SPACE FOR FILING OFFICER USE

913100013

FILED

In the office of the Secretary of State
of the State of California

NOV 06 1991

March Fong Eu

MARCH FONG EU
SECRETARY OF STATE

LAW OFFICES
SIDEMAN & BANCROFT LLP
ONE EMBARCADERO CENTER
EIGHTH FLOOR
SAN FRANCISCO, CALIFORNIA 94111
TELEPHONE (415) 392-1960
TELECOPIER (415) 392-0827

April 20, 2001

VIA FACSIMILE & FIRST-CLASS MAIL

Mr. Garrett Jenkins
President
North of Market Planning Coalition
375 Eddy Street
San Francisco, CA 94102

Mr. Tariq Alazraie
Treasurer
North of Market Planning Coalition
375 Eddy Street
San Francisco, CA 94102

Re: Subsidy Payments

Gentlemen:

Pursuant to your request, this letter addresses paragraph 2.02(F), entitled "Distribution of Excess Cash Flow," of the Hotel Subsidy Loan Agreement, dated May 11, 1981. This letter also provides confirmation of the continuing encumbrances against the residential hotel properties.

Paragraph 2.02(F) provides that Excess Cash Flow shall first be applied to retire any outstanding principal on Rehabilitation and Acquisition Loans; thereafter, any remaining Excess Cash Flow may be distributed. Paragraph 2.02(F) does not apply for a variety of reasons. Furthermore, there can be no distribution of any so called "excess cash flow" because there continues to be outstanding principal due on Rehabilitation and Acquisition Loans for the Tenderloin Hotel Project. The following chart provides a brief summary of some of the outstanding loans still recorded as deeds of trust against the respective hotels:

RESIDENTIAL HOTELS	RECORDED INDEBTEDNESS
Ritz Hotel	\$2,625,988.00 (CHRP-R)
The Hamlin Hotel	\$2,282,633.00 (CHRP-R)
The William Penn Hotel	\$2,783,001.00 (CHRP-R)
The Dalt Hotel	\$2,001,210.00 (MOH)

LAW OFFICES
SIDEMAN & BANCROFT LLP
ONE EMBARCADERO CENTER
EIGHTH FLOOR
SAN FRANCISCO, CALIFORNIA 94111
TELEPHONE (415) 392-1960
TELECOPIER (415) 392-0827

February 7, 2001

VIA FACSIMILE & U.S. MAIL

Michael Dobrov, Esq.
Hanson, Bridgett, Marcus, Vlahos & Rudy LLP
333 Market Street, Suite 2300
San Francisco, CA 94105-2173

Re: U.S. Hotelier Trust

Dear Mr. Dobrov:

Thank you for your letter of February 6, 2001.

As your letter noted, our letter of February 5, 2001, addressed to North of Market Planning Coalition, sought to determine whether any risk of loss of the Subsidy Payments exists arising from the contemplated disbursement of the Subsidy Payments to North of Market Planning Coalition. Past conduct suggests that risks exist, but we have asked for an express confirmation whether, at this time and given the advice from the Court, North of Market Planning Coalition will fulfill its contractual obligations.

We respectfully submit that any failure by North of Market Planning Coalition to fulfill its contractual obligations under the Rent Subsidy and Lien Agreement will result in a failure of the U.S. Hotelier Trust. That Trust was created for the purpose of ensuring fulfillment of the obligations of U.S. Hotelier Associates to pay Subsidy Payments for the account of San Francisco Residential Hotels or its successor, North of Market Development Corporation. If North of Market Planning Coalition does not timely disburse the Subsidy Payments to North of Market Development Corporation, in accordance with its contractual obligation, the purpose of the U.S. Hotelier Trust will be defeated.

We respectfully request that Wells Fargo Bank, as trustee of the U.S. Hotelier Trust, consider whether any disbursements of the Subsidy Payments should be made until an affirmative response is received from North of Market Planning Coalition to our letter of February 5, 2001 or, if no response or a negative response is received, until some reasonable time has elapsed to permit North of Market Development Corporation to obtain judicial assistance to enforce the purposes of the Trust. Moreover, if North of Market Planning Coalition



April 20, 2001

Serving

Mr. Robert L. Leberman
Sideman & Bancroft LLP
One Embarcadero Center, Eighth Floor
San Francisco, CA 94111

Re: RENT SUBSIDY PAYMENTS

Van Ness Ave.

Mr. Leberman:

The North of Market Planning Coalition (NOMPC) Primary Beneficiary, received from Wells Fargo Bank a total of two Rent Subsidy payments on February 20, and April 2, 200, in the amounts of \$265,275 (7 rent subsidy payments minus Wells Fargo legal fees), and \$38,325 (the final rent subsidy payment) respectively.

Post St.

As you are aware, Wells Fargo was forced to take legal action as a result of the North of Market Development Corporation's (NOMDC) insistence that it was the Primary Beneficiary of the US Hotelier Trust Agreement. NOMDC was proven to be wrong and NOMPC prevailed as the Primary Beneficiary. Wells Fargo's legal fees incurred were approximately \$4500, and NOMPC's legal fees incurred by your actions are approximately \$4400.

Powell St.

The amount NOMPC is holding is \$149,375.50, approximately \$38,325 less than what you are requesting be placed in trust.

Market St.

NOMDC has steadfastly refused to cooperate with NOMPC in determining the correct use of the rent subsidy payments, and in accordance with the Hotel Subsidy Loan Agreement, excess cash flow shall be applied to retire any outstanding principal due on Rehabilitation and Acquisition Loans, and any then remaining Excess Cash Flow shall be distributed fifty percent (50%) to SFRH and fifty percent (50%) to the Community Corporation. Therefore, you have received 50%, and as I understand NOMDC is now willing to present to the Planning Coalition, as requested, documents which ascertain that there still is an outstanding principal due on the aforementioned loans and that the rent subsidy payments are being used correctly.

A Chance

Once we have received this information we will forward to NOMDC the remaining fifty percent in a timely manner.

To Live

A Dream

374 Eddy Street, San Francisco CA 94102
Telephone (415) 474-2164
Fax (415) 474-8764
nompc@yahoo.com

Alex Padilla
California Secretary of State

Business Search - Results

The California Business Search is updated daily and reflects work processed through Wednesday, September 12, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

- Select an entity name below to view additional information. Results are listed alphabetically in ascending order by entity name, or you can select a column title to change the sort order.
- To refine the search results, enter a word or a string of words in the "Narrow search results" box. The "Narrow search results" will search on all fields of the initial search results.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on requesting a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

Results of search for Corporation Name keyword "A. F. Evans " returned 3 entity records (out of 3 records found).

Show entities per page

Narrow search results:

Entity Number	Registration Date	Status	Entity Name	Jurisdiction	Agent for Service of Process
C1001064	08/29/1980	FTB SUSPENDED	<u>A. F. EVANS COMPANY, INC.</u>	CALIFORNIA	ARTHUR F EVANS
C2126438	11/25/1998	FTB SUSPENDED	<u>A. F. EVANS DEVELOPMENT, INC.</u>	CALIFORNIA	ARTHUR F. EVANS
C1047537	06/24/1981	FTB SUSPENDED	<u>JOHN F. EVANS, A PROFESSIONAL LAW CORPORATION</u>	CALIFORNIA	JOHN F EVANS

Showing 1 to 3 of 3 entities

[Previous](#) [Next](#)

[Modify Search](#)

[New Search](#)

AF Evans Co. files Chapter 11

San Francisco Business Times

By Blanca Torres —

Mar 5, 2009, 12:51pm PST **Updated** Mar 7, 2009, 12:01am

Oakland developer AF Evans Co. said Thursday that it has filed for Chapter 11 bankruptcy protection, citing plummeting house prices and the credit crunch.

“The total collapse of the condo market and a couple other things that happened overwhelmed this company,” said Art Evans, who started the business and is its chief executive and chairman. “We’re not happy to (file for bankruptcy). We’ve been trying to sell properties to pay off debts for two years ... This gives us time, it’s all it does.”

The exact figures will be revealed in later court filings, but Evans estimated that the company has debt in excess of \$50 million and has a plan for raising \$35 million from selling properties and a portion of its interests in some properties.

The filing will not affect AF Evans’ property management or senior housing subsidiaries, and its development arm, AF Evans Development Inc. will keep looking for projects in the Bay Area.

The company employs about 550 and does not plan any layoffs associated with the bankruptcy, but had shed about 44 staff members from its Oakland headquarters over the last two years.

Started in 1977, the company focused on affordable and senior housing as well as apartment management for most of its history until about six years ago when it decided to add market-rate condominiums to its portfolio. It developed more than 10,000 housing units, many in the Bay Area.

Evans said the idea was to build “workforce” housing geared toward first-time home buyers and people slightly above the median income level. One of projects, Market Square in the Old Oakland neighborhood, sold well in its first phase. It’s second phase, however, lost money after a series of price reductions.

The company recently completed another would-be condo project at 901 Jefferson, which went into foreclosure with the lender.

AF Evans also has three projects going through the entitlement process in San Francisco, which has cost the company millions in fees and holding expenses.

“We saw the problem coming,” Evans said. “We would have worked our way through it had the market had not completely collapsed.”

Evans retired from leading the company’s day to day operations, but stayed on as chairman. He returned to running the firm in May of 2008.

“Going forward, we will be focused on property management, assisted living and on doing affordable housing,” Evans said. “I will stay with the company until it’s on its feet and emerges from bankruptcy healthy.”

Evans was honored in 2006 as a housing hero by the San Francisco Housing Action Coalition, a San Francisco nonprofit that advocates for smart growth.

“I’m heartbroken about the news about AF Evans,” said Tim Colen, executive director of SFHAC. “They are a remarkable company that did both market-rate and afford housing projects and did a terrific job with both. It’s stark testimony to the dire conditions we are up against.”

COMMERCIAL REAL ESTATE

Modern Luxury

Architect David Baker, who worked with AF Evans on a 224-unit project at 888 Seventh St. and other projects, called Art Evans “a good guy and a great developer who really wants to do the right thing.”

“It’s a high reward and high risk business,” said Baker.

Alex Padilla
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, September 12, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

199809900009 HAMLIN HOTEL, L.P.

Registration Date:	04/08/1998
Jurisdiction:	DELAWARE
Entity Type:	FOREIGN
Status:	ACTIVE
Agent for Service of Process:	JOANNE LEE 1525 GRANT AVENUE SAN FRANCISCO CA 94133
Entity Address:	1525 GRANT AVENUE SAN FRANCISCO CA 94133
Entity Mailing Address:	*

Document Type	↕	File Date	↕	PDF
AMENDMENT		07/23/2004		
REGISTRATION		04/08/1998		

* Indicates the information is not contained in the California Secretary of State's database.

Note: If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

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SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

S. Adina 9/13/18

Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 13, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2018-005745CUA
Project Address: 385 EDDY STREET
Zoning: RC-4 (Residential- Commercial, High Density Zoning District)
80-T Height and Bulk District
Block/Lot: 0338/018
Project Sponsor: Genise Choy
Chinatown Community Development Center
1515 Vallejo Street, 4th Floor
San Francisco, CA 94109
Property Owner: Hamlin Hotel, L.P.
1525 Grant Avenue
San Francisco, CA 94133
Staff Contact: Seema Adina- (415) 575-8722
Seema.Adina@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3, 303, AND 317 TO ALLOW THE CONVERSION OF AN EXISTING MANAGER'S UNIT TO AN INSTITUTIONAL USE THAT PROVIDES SOCIAL SERVICES FOR BUILDING RESIDENTS AT 385 EDDY STREET LOCATED IN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND 80-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 16, 2018, Genise Choy (hereinafter "Project Sponsor") filed Application No. 2018-005745CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the conversion of one existing manager's unit at the subject property to a social service use (hereinafter "Project") at 385 Eddy Street, Block 0338, Lot 018 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-005745CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 13, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-005745CUA

On August 30, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The 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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-005745CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

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:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to legalize a change of use from a manager's unit (Unit 101) to an accessory institutional use – social service facility, for building residents. The project includes minor interior improvements. No exterior modifications are proposed at this time.
3. **Site Description and Present Use.** The 4,156 sf subject property is located on the south side of Eddy Street, between Leavenworth and Jones Streets, on Lot 018 in Assessor's Block 0338. The subject property is located within the Residential-Commercial, High-Density Zoning District and the 80-T Height and Bulk District and is developed with a six story building containing 68 SRO units and one manager's unit. While there are 69 existing legal residential units on the Project Site, according to the Project Sponsor, the manager's unit has never been rented. The Department of Housing and Urban Development's (HUD) Housing Assistance Payments Program contract with the building owner also indicates there are 67 rental units at the site. Unit 101 has not been occupied and have operated as an accessory space for resident services since at least 2003.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown/Civic Center neighborhood. The property directly abuts a residential hotel to the west and an apartment building to the east, with several residential buildings in the vicinity. The Project Site is well-served by transit; the Van Ness Muni line and Civic Center BART station are within walking distance, with several MUNI lines within close proximity on Van Ness Avenue. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown-General) and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has not received any public correspondence regarding the proposal.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Parking.** Section 151 of the Planning Code does not require parking. Up to one space for every two units is principally permitted, and up to three spaces for every four units are permitted with Conditional Use Authorization.

The Project Site does not have available off-street parking. The Project does not add any additional dwelling units nor does it propose additional off-street parking.

- B. **Land Use.** Section 209.3 of the Planning Code requires Conditional Use Authorization for some Institutional Uses.

The Project includes a Social Service Facility, which is a conditionally permitted Institutional Use in the RC-4 Zoning District. The criteria for that is discussed in #8 below.

7. **Dwelling Unit Conversion.** Planning Code Section 317 provides five criteria for Planning Commission consideration in the case of a dwelling unit conversion.

- a. Whether the conversion eliminates only owner-occupied housing, and if so, for how long the unit(s) were occupied;

The Project Sponsor has indicated that the manager's unit has never been owner-occupied or occupied by a tenant, and has been used for social services for the residents since at least 2003. The subject parcel has been owned by the Hamlin Hotel since 1998, while the subject building was constructed in 1909.

Based upon documentation furnished by the Project Sponsor, there is ample information that indicates the manager's unit was never considered rental housing available to the public. A 2003 memorandum from the Mayor's Office of Housing requested a reduction in interest rates for a 67-unit SRO building. In addition, the HUD Housing Assistance Payments Program document 67 units being funded on the subject property as well. There is no history that unit 101 was occupied.

- b. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

An Institutional use (Social Service Facility and its associated functions) is permitted within the RC-4 Zoning District with a Conditional Use Authorization (see item #8 for Conditional Use Authorization findings. Aside from meeting the Conditional Use findings, the proposed use is appropriate in that it will connect seniors to programs both within the building and throughout the community for healthy living, independence, and social interaction. The institutional use proposed for the building is low impact and has no significant negative effect on the residential and commercial uses in the vicinity. No significant internal alterations are proposed; the SRO unit and manager's unit can easily be converted back to residential use in the future.

- c. Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

The conversion from residential use to institutional use is permitted as a conditional use in the RC-4 zoning district. The proposal does not include any exterior physical changes to the building, and thus remains consistent with the existing character of the building and the zoning district.

The immediate area includes several residential buildings as well as mixed-use buildings with ground-floor commercial spaces.

- d. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

The manager's unit has never been occupied, and there are no significant alterations proposed. As such, there is no effect to the City's housing stock and the unit can be converted back to residential use very easily.

- e. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

The conversion of the manager's unit is not necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed unit conversion would provide a social service facility for critical resident services to the 67 low-income households within the building. This service connects residents to programs both within the building and throughout the community that supports their healthy living, independence, and provides social interaction. There is no physical change to the exterior of the building, and the lack of any structural changes to the interior greatly increases the opportunity for the units to be converted back to residential use in the future. In addition, the project is desirable because it would provide critical services to a vulnerable population and thus help retain that population within the City.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height, massing and bulk of the existing building will remain the same and the proposed use will not alter the existing appearance of the project vicinity. The proposed work will not affect the building envelope and the institutional use of the unit will not result in a noticeable change in character.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project does not seek to add off-street parking. The services provided are for residents of the building only, thus there will be no increase in traffic from persons or vehicles to and around the site.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions will be associated with the institutional use of the site.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The existing landscaping and open space would be retained. No new parking, loading areas, service areas, or lighting is proposed.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project will help preserve the neighborhood's character, diverse economic base, and allow long-time residents to remain in the community by offering supportive services that are critical to the 67, on-site low income households. The services connect residents to the community, enhance longevity, and offer vital programs that encourage social interaction. The building has always operated as 67 units, utilizing HUD Section 8 rental vouchers. There is no change proposed to the total number of affordable rental units available to the public.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project does not fall in a Neighborhood Commercial District.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.3:

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.4:

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2:

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3:

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The proposed use will have minimal impact on the neighboring residential area due to its location within the existing building. The manager's unit converted to institutional use is not designated affordable housing. The institutional use provides necessary and desirable health and social services for a vulnerable community within the building. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The proposal will not add or remove any neighborhood-serving retail uses.

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

According to the Project Sponsor, there is no known documentation that the manager's unit was ever occupied by the tenant. The conversion of the residential use will not change the visual character of the structure or the character of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The City's supply of affordable housing will remain unchanged. Additionally, the institutional use will provide essential services to on-site, low-income seniors, thus enhancing the viability of the building's affordable housing stock.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The institutional use will have three employees which will have no significant impact on transit service to the site or overburden neighborhood streets or parking.

- E. 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 Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is within an existing building designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no negative impact on existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-005745CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **July 30, 2018** and stamped "EXHIBIT F", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 13, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a conversion from one residential unit to an institutional use – social service facility located at 385 Eddy Street, Block 0338, and Lot 018 pursuant to Planning Code Sections 209.3, 303, and 317 within the RC-4 District and an 80-T Height and Bulk District; in general conformance with plans, dated July 30, 2018, and stamped “EXHIBIT G” included in the docket for Case No. 2018-005745CUA and subject to conditions of approval reviewed and approved by the Commission on September 13, 2018 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 13, 2018 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or

Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



From: Miguel Bustos miguelmbustos@gmail.com
Subject: Fwd: Request to remove Record # 2016-015675CUA from CC and continue the item
Date: September 12, 2018 at 11:28 PM
To:

From: Miguel Bustos <miguelmbustos@gmail.com>
Subject: Request to remove Record # 2016-015675CUA from CC and continue the item

Date: September 12, 2018 at 11:21:52 PM PDT

To: richhillissf@gmail.com, myrna.melgar@sfgov.org, planning@rodneymfong.com,
Milicent.Johnson@sfgov.org, joel.koppel@sfgov.org, kathrin.moore@sfgov.org,
dennis.richards@sfgov.org

Cc: Commissions.Secretary@sfgov.org, Erick Arguello <erick@calle24sf.org>, Susan Cervantes <susan@precitaeyes.org>, Joshua Arce <josharce@gmail.com>, Santiago Ruiz <santiago.ruiz@mncsf.org>, Tracy Brown - Gallardo <gall6@aol.com>, Hillary.Ronen@sfgov.org

Dear Commissioners,

I am writing to you to express my opposition to the proposed project at 2990 24th Street, a location within the Latino Cultural District.

- Record # 2016-015675CUA
- Project Address: 2990 24TH ST Zoning: NCT (24th-Mission Neighborhood Commercial Transit District) 5
- 5-X Height and Bulk District
- Calle 24 SUD

I am not sure why this item was included under your Consent Calendar since there was significant community opposition. I ask that this item be taken out of the Consent Calendar and continued indefinitely and until the community and the project sponsor can have more discussion. Moreover, to ensure that proper processes are followed.

As it was stated in Mr. Cuadra's email on December 6, 2017, a meeting was held on Wednesday, November 30, 2017. However, Mr. Cuadra failed to mention that those who attended the meeting were not satisfied with the answers and were still opposed to the project as it was presented. The group was told that their concerns would be considered and that another community meeting would be held for further discussion. In addition, I was the person that called the hotline and an AT&T representative to expressed my opposition, and I was told by Misako Hill and planning staff that another meeting would take place for additional community input, but a meeting never happened. Also, I was informed by a representative that the project was going to happen "regardless of what the community thinks at a meeting." Therefore, Mr. Cuadra's assessment that the caller's and neighbor's "questions were satisfactorily answered" is not a true statement.

As I expressed to Ms. Lindsay at Planning, an AT&T representative, and Misako Hill, I have issues with the owner of the building, the scope of the project, and the fact that this site was a former gas station and mechanic shop that was never cleaned up.

One, the owner of the building is Alan McCarthy. He has consistently demonstrated blatant disregard for the neighbors and the community. He evicted all the Latino families living in the building to get higher rents. Although there were massive protests, Alan was relentless and kicked out the families by threatening to get them deported. The families felt that they could not risk getting deported and vacated their units. He also kicked out the Sultan Pupuseria, a small business, and the small church, both located on the ground floor for similar reasons.

There were complaints filed against him for his behavior against the small business. In addition, he is constantly harassing the Cardoza family right next door by calling the Department of Building Inspection (DBI) on them. He has been trying to force them to sell their family home to him by constantly calling DBI. Needless to say, Alan is not a good neighbor. He does not even live in the neighborhood and is just trying to maximize profits from his building without any regard for the neighbors that do live in the area. I am not sure why AT&T or any other company would want to do business with or associate themselves with Mr. McCarthy.

Second, I believe the scope of the project is still far too big for a residential area. The proposed project is calling for too many antennas, new RRHs and electrical equipment for a residential neighborhood like ours. The neighbors want to revisit the scope.

Finally, it was not disclosed within the supplemental documents that the site was a former gas station and mechanic shop, which should have triggered a CEQA review. (Please see the attached photo.) Although the gas station and mechanic shops was closed many years ago, the site was never cleaned. And I believe there should be further studies on the site before a project like this is approved.

Below are neighbors that encouraged me to come forward at this hearing and express our collective objection to the current project:

- Linda Wilson
- Alex Rivera
- Camilo Riano
- Anne Lufkin
- Richard Escasany
- Rose Arrieta
- Linda Beenua
- David Carbon
- Josh Arce
- Lisa Weisesman Ward
- Beth Malik
- Mary Robinson
- Francisco Ramirez
- Melo Cardoza
- Maria Jimenez
- Carolyn Deevy
- PJ Maison
- Dr. Luis Rodriquez
- Glenna Allee
- Fred C.
- Jeremy Nelson
- Erika Winton
- Jeanette Saacheri
- Vito Saacheri
- John Pendleton
- Erik Arguello

Therefore, we respectfully ask the commission to continue this item indefinitely and until further community/neighbor input is conducted, the project scale is reviewed, and conduct Phase I and Phase II Environmental Site Assessments on the former gas station and mechanic portions of the property.

Best wishes,
Miguel

Miguel Bustos
Cell: +1-415-760-5277
miguelMbustos@gmail.com



2016-015675CU
A.pdf

PRATER GRANT

49 Hopkins Ave.

Received at CPC Hearing 9/13/18
M. Wood,


	<u>block/lot</u>	<u>Rec.date</u>	<u>document</u>	<u>Document type</u>	<u>Grantor</u>	<u>Grantee</u>
1	27899-042	1/19/2017	k396213-00	Deed	Goodberg LLC	49Hopkins LLC
	27899-043	1/19/2017	k396213-02	assignment of rents	49hopkins LLC	tabnotes LLC
2	2799-042	1/19/2017	k396213-01	Deed of trust	49hopkins LLC	tabnotes LLC
	2977-042	2/1/2017	k403744-01	Substitution Trustee	Fidelity National Title Ins Co First Republic Bank Goodberg LLC	First Republic Bank
	2977-042	2/1/2017	k403744-02	Reconveyance	First Republic Bank	Goodberg LLC
3	2977-042	8/15/2017	k494388-00	Deed of trust	49hopkins LLC	Fremont Bank
	2977-042	8/15/2017	k494389-00	Assignment of rents	49hopkins LLC 736hyde LLC	Fremont Bank
	2977-042	8/15/2017	k494390-00	agreement	49hopkins LLC 736hyde LLC	Fremont Bank
	2977-042	8/15/2017	k494391-00	financing statement	49hoplans LLC	Fremont Bank
	2977-042	3/15/2018	k589448-00	Order of Abatement lien	49hopkins LLC	SFCC-Building Inspection

Agent	Address	Organizer	Status
49Hopkins LLC	Mark Brown 775 Monterey Blvd.	One manager Ross Johnston	active
Goodberg LLC	Cal Title- Search Inc. 77 Van Ness Ave. #1104	all limited liability company members Rae Cheng	
736hyde LLC	Mathew Miller 2 Southern Heights Ave. SF	One manager Ross D. Johnston	active
tabnotes LLC	Jon Kantor 775 Monterey Blvd.	One member- Timothy Brown Mark J. Romeo	active
49hopkins LLC			

- 1 Goldberg LLC conveys to 49Hopins LLC- Rae Cheng to Mark Brown
- 2 49Hopkins to tabnotes LLC- Mark Brown to Jon Kantor and Tim Brown
- 3 49 hopkins LLC to Fremont Bank
- 4 **Jon Kantor** works for Tim . Jon was the project manager for 25 17th Avenue a Tim Brown project where Mr. Brown removed a three-story bay from a home designed by E. E. Young without a permit. This is the home where Rodrigo Santos submitted false plans to the city that failed to show the existing 3-story bay.
- 5 775 Monterey BLVD. is the address of Tim Brown Realty

My name is Ross Johnston. I declare under the penalty of perjury the following to be true and correct:


1. 49 Hopkins LLC, the entity owning the property at 49 Hopkins Avenue in San Francisco, was legally organized as a California LLC on 1/3/2017.
2. 49 Hopkins LLC took 100% ownership of the property at 49 Hopkins Avenue on 1/19/17 and has continuously held 100% ownership interest in the property since that date.
3. Since the legal organization of 49 Hopkins LLC, I have been and continue to be the sole owner, member, and manager of 49 Hopkins LLC.
4. Timothy Brown, Mark Brown, Jon Kantor, Matthew Miller, and TABNOTES do not currently and have never held any ownership interest in 49 Hopkins LLC or the 49 Hopkins property either through their own person or any affiliated business entity at any time.
5. Brown and Company (Timothy Brown and Mark Brown) acted as my real estate agents in the purchase of the 49 Hopkins property from the seller.
6. TABNOTES LLC provided 49 Hopkins LLC an arm's length, short-term "bridge loan" of \$350,000 on 1/3/17 to help close the acquisition for cash with the understanding that the bridge loan would be re-paid when financing was secured from a construction lender.
7. Construction financing was secured from Fremont Bank on 8/15/17 at which point the TABNOTES bridge loan was fully paid off.
8. The formation of a California LLC requires an office street address and an agent for service of process that are located in California. Mark Brown, who has an office at 775 Monterrey Street in San Francisco, was listed as my agent for service of process in the LLC incorporation documents.



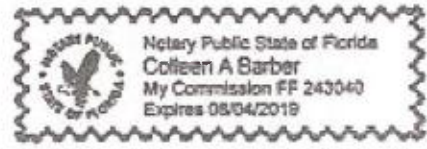
Ross Johnston

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 10th day of September, 2018, by ROSS JOHNSTON as Manager of 49 HOPKINS LLC, a Florida limited liability company, on behalf of the company, who is personally known to me and did take an oath.



Notary Public





**COUNCIL OF
COMMUNITY
HOUSING
ORGANIZATIONS**

*The voice of San Francisco's
affordable housing movement*

May 3, 2018

RE: Central SOMA "Housing Sustainability District" (AB73 overlay)

Dear Commissioners,

For your informational hearing today on the "Housing Sustainability District" (AB73 overlay) for Central SOMA, we offer the following comments.

1. The residential projects that get the benefit of AB73 by-right entitlement approval should also be subject to a strong use-it-or-lose-it entitlement sunset provision that at most mirrors the SB35 provision, and ideally is a bit more aggressive. For example, a maximum 30 months from time of entitlement before expiration, and a single 6-month extension if progress can be demonstrated that extenuating factors beyond the developer's control have created a delay. The legislation shouldn't leave that to the ZA in unilateral authority and should be a one-time extension allowance.

2. Related to a use-it-or-lose-it standard, the residential projects that get the benefit of AB73 by-right entitlement approval should be explicitly subject to the vesting time limits as established in Inclusionary Sect 415 -- 30 months maximum vesting of Inclusionary rate (and, arguably, other affordable housing and community benefits fees) from the time of entitlement. If a project has pulled a construction permit by then, newer/higher Inclusionary and fee rates can be imposed. That would also track with the 30-month expiration of the entitlement if construction hasn't been initiated.

In other words, a strong use-it-or-lose-it standard and clear vesting-time limits are really essential as the flip side of giving by-right entitlement to development projects. We believe that the public policy goal of streamlining should be to expedite actually building of housing units to serve people.

3. Consider an Inclusionary "bump up" or "special assessment" on residential projects that get the benefit of the AB73 by-right entitlement approval. This could be a particular opportunity to add more middle income units through on-site inclusionary. For example, perhaps an added 5% on-site Inclusionary at 100% AMI average (eligible for households 90%-120% AMI incomes) would be a relatively shallow subsidy for developers in exchange for the value of by-right entitlement. Of course, the AB73 "trade off" does include mandatory labor standards for by-right development projects, which is a clear public benefit. But we suggest the Planning staff analyze the possibility of additional value capture from the 120-day guaranteed by-right entitlement to support increased affordability of the housing. It seems reasonable that analysis should be done.

Sincerely,

Peter Cohen and Fernando Martí
Co-directors, Council of Community Housing Organizations

325 Clementina Street, San Francisco, CA 94103 | ccho@sfc-409.org | 415.882.0901

The Council of Community Housing Organizations (CCHO) is a coalition of 25 community-based housing developers, service providers and tenant advocates. We fight for funding and policies that shape urban development and empower low-income and working-class communities. The work of our member organizations has resulted in nearly 30,000 units of affordable housing, as well as thousands of construction and permanent jobs for city residents.



FOR MINUTES
9/13 PLANNING COMMISSION
FROM GEORGIA SCHUTTISH

POLICY EFFICACY AND OBJECTIVES
OF THE GENERAL PLAN AND THE
PLANNING CODE SECT. 317
REGARDING LOSS OF DWELLING
UNITS — AKA DEMOLITION,
TANTAMOUNT TO DEMOLITION OR
DE FACTO DEMOLITION —

WHAT IS THE POLICY??

THE GENERAL PLAN RECOGNIZES
THAT EXISTING HOUSING IS THE
GREATEST STOCK OF RENTAL AND
FINANCIALLY ACCESSIBLE RESID-
ENTIAL UNITS AND IS A RESOURCE
IN NEED OF PROTECTION.

PLEASE ADJUST THE VALUES TO
PROMOTE EFFICACY THROUGH NON-
LEGISLATIVE UPDATES. THE
ZONING ADMINISTRATOR HAS DONE
THIS IN THE RH-1, THREE TIMES
~~THAT~~ SINCE 2015.

THE COMMISSION HAS NOT — EVER —
USED THE POWERS ALLOWED BY
SECTION 317(b)(2)(D)

THE COMMISSION SHOULD NOW

A MOST IMPORTANT CRITERION
FOR PERMITTING DEMOLITION IS
RELATIVE AFFORDABILITY.

PLEASE ASK THE CITY ATTORNEY
IF THE COMMISSION CAN ADJUST
THE VALUES THREE TIMES AS THE
ZONING ADMINISTRATOR DID ~~W/IN THE~~
~~PAST YEAR~~ IN THE PAST ~~3~~ THREE
YEARS TO CORRECT THE FAILURE TO
IMPROVE POLICY EFFICACY GOING
FORWARD.

OR, PLEASE DO IT ONCE, AT LEAST.

Property History for 168 Jersey Street

Date	Event & Source	Price	
Nov 10, 2015	Sold (Public Records)	\$5,700,000	*
Nov 10, 2015	Sold (MLS) (Sold)	\$5,700,000	
Oct 14, 2015	Pending	-	
Oct 9, 2015	Listed (Active)	\$4,950,000	*
Nov 29, 2012	Sold (Public Records)	\$1,375,000	*
Jul 1, 2005	Sold (Public Records)	\$1,025,000	*
Jun 9, 2005	Delisted	-	
May 12, 2005	Listed	**	
Jun 21, 2002	Sold (Public Records)	\$804,000	*
May 22, 2002	Delisted	-	
May 8, 2002	Listed	**	
Jun 22, 1999	Sold (Public Records)	\$537,500	*
Jun 10, 1999	Delisted	-	
May 12, 1999	Listed	**	
Aug 6, 1991	Sold (Public Records)	\$315,500	*

Show Less ↕

** Price available after [signing in](#).

Sales History for 168 Jersey

Activity for 168 Jersey St


2006
Views


64
Favorites


7
X-Outs


0
Redfin Tours

Schools

Serving This Home Elementary Middle High

SEE PHOTO HISTORY ON GOOGLE - PARTICULARLY DEC 2014

Received at CPC Hearing 9/13/18
C. May

Craig Harmer
110 Clayton Street
San Francisco, CA 94117
(415) 987-3564

September 12, 2018

San Francisco Planning Commission
President Rich Hillis, Vice-President Myrna Melgar,
Commissioners: Rodney Fong, Milicent Johnson,
Joel Koppel, Kathrin Moore, and Dennis Richards
Planning Department
1650 Mission Street, 4th Floor Suite 400
San Francisco, CA 94103

Re: 137 Clayton Street demolition, Block 1194, Lot 006, Case No: 2015-018150CUA

Dear Commissioners,

I am writing to protest the application to demolish 137 Clayton Street and replace it with a new building.

Out of Character with the Neighborhood

137 Clayton street is a 109 year old Victorian style single family home with all of its architectural details intact and is in superb condition. Although it may not be obvious from the pictures, it is quite charming when you walk by and the prettiest house on the block. It would be a shame to lose it and a blow to the character of the neighborhood.

The proposed replacement building is not terrible but is bland and despite the proposed bay windows it lacks the same rich character. In particular, the ground level garage and entry-way are simple boxes that are uninviting at street level compared to the entry ways old buildings in the neighborhood.

At an absolute minimum the plans for the new building should explicitly specify wooden double-hung windows for the front of the building with wooden exteriors (potentially painted). There are several local firms in the bay area that still make such windows. (I find the current plan vague in this regard and the choice of Marvin windows suspect – see photos at end).

In addition, the plans require that two mature street trees be removed and only one will replace them.

Its Not Really Adding Two Units

The livable square footage of the existing home is listed at 2,158 square feet (981 + 1,177 sqare feet), which is larger than any of the proposed units (livable areas shown as 1,220, 1,411, and 1,393 square feet). So instead of tripling the livable square footage, as might be expected if you're replacing one unit with three, this plan results in slightly less than double the living space, since it totals to 4,024

square feet and double the existing space be 4,316 square feet.

In terms of living area this is really more like adding a second unit, not two units.

The proposed building also adds a large garage and additional common space to make the total square footage of the project larger, but that's not living space.

Better to Add a Unit in the Basement

Several multi-unit buildings in the neighborhood are undergoing seismic upgrades and at the same time converting basement space into additional new units. I think that would be the ideal way to add one additional unit to this lot.

The plans show the basement at 1,184 square feet and that the basement already has a bathroom with tub, toilet and sink (which is not included in the 2,158 square feet of livable space noted above). Some remodeling would be required to relocate whatever is in the small area labelled "Mechanical", but it otherwise seems well suited. There is already a separate entryway to the basement from the street.

I realize that current code allows additional units be added as part of seismic upgrades, but that provision may not apply to single family homes. I would support a variance(?) or conditional use permit(?) to allow a second unit be added to the existing building.

Thank you for considering my objections and suggestions.

Sincerely,

Craig Harmer

Attachments: Some pictures of 137 Clayton and neighboring buildings





Pictures
of buildings across the street

137 Clayton



137 Clayton



137 Clayton



110-114 Clayton



137 Clayton



122-126 Clayton



122-134 Clayton





Alliance for a Better District 6
San Francisco's downtown voice

Michael Nulty
Executive Director
tel. 415-820-1560
fax. 415-820-1565

PO Box 420782
San Francisco, CA 94142-0782

sf_district6@yahoo.com

<http://abd6.cfsites.org>

M. Bondaux

450-474 O'FARRELL STREET/532 JONES STREET

September 13, 2018

Dear Planning Commissioners:

We wanted to provide a brief overview from the various established community groups on their opinions so that we would not take up the Planning Commissioner's time under public comment.

Central City Democrats

Central City Democrats our basic goal is to increase political participation in our central city neighborhoods, since our residents and small businesses are often overlooked in the city planning process and public eye, or considered mere "problems" to be solved. Formed in 2006

We are neutral with the 450 O'Farrell Street project. We want to see a viable development that will spark improvements to their block and adjacent neighbors and businesses.

Manor Advocates

Formed in 1997

We advocate for low income residents therefore we would like to see new developments provide housing that includes affordable housing for low-income residents and storefronts that serve low-income residents. We have no recommendation since we feel this project does not meet our criteria.

Theatre District Neighbors

As a neighborhood improvement groups we want to see responsible housing developers create neighborhood friendly housing. We support 450 O'Farrell in principle their project goals.

North of Market Business Association

A small business association dedicated to support opportunities for small merchants.

We support this project in principle and their project goals.

Tenant Associations Coalition of San Francisco

Formed in 1998 to keep SRO tenants housed in San Francisco. We are neutral, we do not want to stand in the way of more housing being built. But we feel this project will not house many of our members and may allow other developers to start developing the Tenderloin's parking lots and 2-story building into 8 or more story developments.

Alliance for a Better District 6

Formed in 1999 as a district-wide improvement association for District 6 and adjunct neighborhoods. We support the idea of more housing, improved church facilities, and new neighborhood serving storefronts.

Received at CPC Hearing 9/13/18
J. Horn

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

September 5, 2018

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3133 Taraval Street – Self Help for the Elderly
2018-007741CUA

I write in support of Self Help for the Elderly's proposed Senior Community Center at 3133 Taraval Street. The project includes the conversion and modest expansion of a vacant single-family home, which was generously donated to Self Help for continued service to the Outer Sunset community.

For many years, I have visited seniors at Self Help's current Sunset location at the South Sunset Recreation & Parks clubhouse – located at 40th Ave and Vicente. Each day, the clubhouse is filled with over 50 seniors who look forward to spending time together over a meal. I see on a regular basis that social workers have only one table to use in the corner of the clubhouse to provide seniors with the help they need to complete paperwork for benefits and more.

Approval of the proposed project will allow more seniors to benefit from the comprehensive social services provided by Self Help, including the community meals program, activity program, education and wellness services, and legal and citizenship classes.

I hope you will join me in supporting the proposed project at 3133 Taraval Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Katy Tang", written in a cursive style.

Katy Tang
District 4 Supervisor
San Francisco Board of Supervisors



August 27, 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

SF Planning Department and Commissioners:

I write in support of Self Help for the Elderly's proposal for a Senior Community Center at 3133 Taraval Street.

The proposed plan includes the use and modest expansion of a small vacant residence donated to Self Help for the Elderly for continued service to seniors in the Outer Sunset community. Specifically, approval allows the neighborhood to benefit from expanded comprehensive social services provided by Self Help including: a community meals program, activity programs, education and wellness services, as well as legal and citizenship classes.

Before serving as Assessor, I represented District 4 as Supervisor on the San Francisco Board of Supervisors. On many occasions, I had the opportunity to visit with seniors at the existing South Sunset Self-Help site. Through my visits and conversations, I saw first-hand how Self-Help services helped keep our seniors mentally and physically healthy. I also saw that the existing site served but a fraction of the need in the Outer Sunset.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Carmen Chu".

Carmen Chu
San Francisco Assessor



August 24, 2018

San Francisco Planning Commission
c/o Jonas P. Ionin, Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 3133 Taraval Street – Self Help for the Elderly Conditional Use Case 2018007741CUA

Dear Commissioners:

I have reviewed Self Help for the Elderly's proposal for a Senior Community Center and support their plan to locate at 3133 Taraval Street.

We understand that the proposed plan includes the conversion and modest expansion of a small vacant residence donated to Self Help for continued service to the Outer Sunset community residents.

Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Shireen McSpadden

Shireen McSpadden
Executive Director, Department on Aging and Adult Services

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA

To Whom It May Concern:

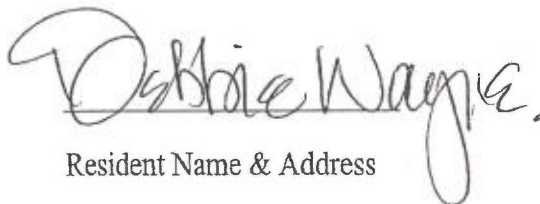
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We understand that the proposed plan includes the conversion and modest expansion of a small vacant residence donated to Self Help for continued service to the Outer Sunset community residents.

Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

 1418 15th Ave. SF 94122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

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We understand that the proposed plan includes the conversion and modest expansion of a small vacant residence donated to Self Help for continued service to the Outer Sunset community residents.

Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Stan Yee @ 1519 33rd Ave., SF @ S4122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name & Address

2231 39th Ave. SF CA 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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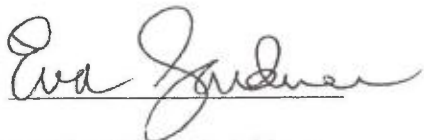
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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name & Address

1735 32nd Ave
S.F., CA 94122

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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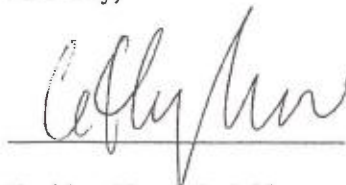
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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name & Address

1470 15th Ave. S.F. CA 94122

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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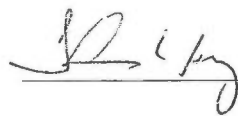
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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

 THOMAS WONG

Resident Name

1591 37th AVE, SF, CA 94122

Resident's Address

August 27, 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Natali", is written over a horizontal line.

927 Randolph Street, San Francisco, CA 94132

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

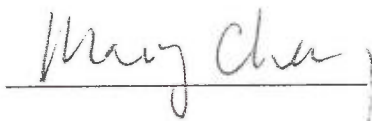
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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name & Address

560 Gellert Dr
San Francisco
CA 94132

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Shuley Munger 2431 Vicente St
San Francisco, CA 94116
Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Resident Name & Address

Kristin Moore
1395 47th Ave
S.F. CA. 94122

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Heather Isekawa 287 Country Club Dr,
San Francisco, CA 94132

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

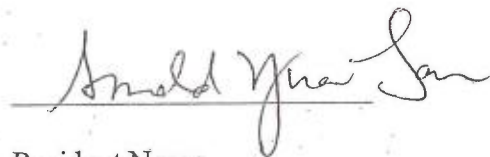
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Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name

1745 SLOAN BLVD, SAN FRANCISCO, CA 94132

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Jane Blonien

Resident Name

1643 34th AVE - SF, CA 94122

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

NATALIE CHIANG 8/27/2018

Resident Name

2258 35th Ave 8F CA 94116

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

HENRY LOUIE 8/27/2018

Resident Name

1630 46TH AVENUE, SAN FRANCISCO, CA 94122

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

UANGRA PERUMAL

Resident Name

180 HUNTINGTON DR, SF CA 94132

Resident's Address

August 27, 2018

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Sincerely,



Resident Name

2366 46th Ave, San Francisco, CA 94116

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Jian Hui Hu

Resident Name

2331 19th Ave #C, San Francisco, CA, 94116

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

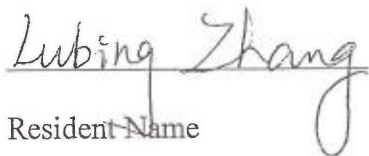
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Sincerely,


Resident Name


Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Conditional Use Case 2018-007741CUA**

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Sincerely,

3145 TARAVAL ST. S.F. 94116

Hui YUK YEUNG

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Sincerely,

Wim's Restaurant.
3040 Taraval ST

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Sincerely,

Walgreens.

San Geronimo 3001 Taraval SF CA 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Sincerely,

Seabee Liquors Inc

3000 Taraval ST. S.F. CA 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,



Resident Name & Address

Stacy's hair studio

3012 TARAVAL ST
SF CA 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

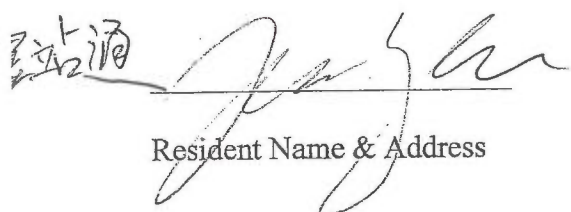
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Sincerely,


Resident Name & Address

3008 Taraval St - SF.
CA 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Conditional Use Case 2018-007741CUA**

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Sincerely,

Vanida the kitchen

3050 Taraval SF CA

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,



Andy Tam Coffee Roaster s

Resident Name & Address

3016 Taraval st.
San Francisco, CA
94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

ALBERT WONG

Resident Name

9 CUTLER AVE
SF CA 94116

Resident's Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,



Resident Name & Address

1821 TARAVAL ST S.F. 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,



Resident Name & Address

2439 Taraval St

S.F. Ca. 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

David Fu 2331-39th AVE S F Ca 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

Jessica NAWIOS 1446 31st Ave S.F Ca. 94122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

Lai Shing Low 2800-Vicente St San Francisco Ca 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

Kevin Wu 2571-43rd Ave San Francisco Ca. 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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Sincerely,

Michael Ray

Resident Name & Address

4447 Lincoln Way S.F. CA 94122

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

Lin Mei Chan 4447 Lincoln Way S.F CA 94122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

Wendy 4940 Faxon Ave
Resident Name & Address S-F. Ca 94113

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

SELINA HSU

Resident Name & Address

2455-23rd Ave
S.F. CA 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

Daniel Ke 2288 17th Ave. SF 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

Wai Lin Wan 2222-48th AVE San Francisco CA 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Herman Lou - 2800 - Vicente St. S.F. CA 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

KAREN LOW 3131 NORIEGA ST, SF CA 94122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
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Sincerely,

David Wan 2222-484th AVE S.F Ca 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

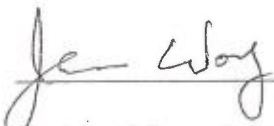
I have reviewed Self Help for the Elderly's proposal for a Senior Community Center and support their plan to locate at 3133 Taraval Street.

We understand that the proposed plan includes the conversion and modest expansion of a small vacant residence donated to Self Help for continued service to the Outer Sunset community residents.

Approval of this application will allow our neighborhood to benefit from the continued comprehensive social services provided by Self Help including: a community meals program, activity program, education and wellness services, as well as legal and citizenship classes.

In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

 2454 - 35th Ave. S.F. 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Sue Kuen Tong 2393-39th AVE San Francisco California 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Conditional Use Case 2018-007741CUA**

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Sincerely,

Fung Yee Lam 3131 Noriega St S.F. Ca 94122

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

Kevin Wong — 1262-20th AVE S-F Cal.

Resident Name & Address

Sing Yee Fong — 1262-20th AVE S-F Cal.

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

BING QIANG WEN 2447-43rd AVE. S.F. Ca. 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

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Sincerely,

TAM, WAI Chun 243 44⁵ AVE - S F-C 94116

Resident Name & Address

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

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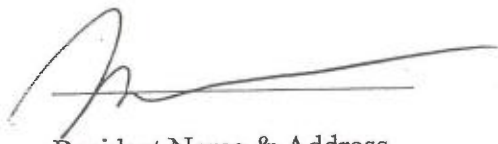
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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

A handwritten signature in dark ink, appearing to be a stylized 'A' or 'M' followed by a long horizontal stroke.

Resident Name & Address

3024 Taraval St
SF CA 94116

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

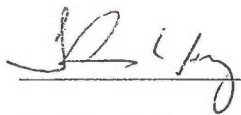
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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

 THOMAS WONG

Resident Name

1591 37th AVE, SF, CA 94122

Resident's Address

August 27, 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

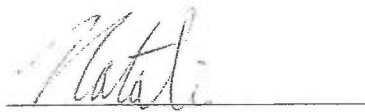
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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Natalie", is written over a horizontal line.

927 Randolph Street, San Francisco, CA 94132

August 2018

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA

**Re: 3133 Taraval Street – Self Help for the Elderly
Conditional Use Case 2018-007741CUA**

To Whom It May Concern:

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In summary, I support the Agency's efforts in this project and encourage the Planning Commission to approve the Conditional Use application to allow Self Help to move forward with this project.

Sincerely,

Stan Yee @ 1519 33rd Ave., SF CA 94122

Resident Name & Address


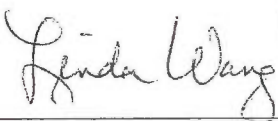



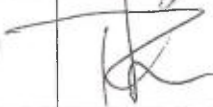
Self Help for the Elderly

3133 Taraval Street (2018.007741CUA)

I have reviewed Self Help for the Elderly's proposal for a Senior Community Center and support their plan at 3133 Taraval Street.

This project will provide our senior residents many benefits including a comprehensive social service plan offering a community meals program, activity program, education and other senior wellness services.

I encourage the Planning Commission to approve the conditional use application allowing for this project to move forward.

	Name (printed)	Signature	Date	Address
1)	MARY CHANG		8/27/2018	560 Gellert Dr San Francisco CA 94132
2)	LINDA WANG		8/27/2018	2479 Post St. San Francisco, CA 94115
3)	JANIE KAUNG		8/27/2018	1333 Jones San Francisco CA 94109
4)	Patricia Mar		8/27/2018	2207 Broderick St. San Francisco, CA 94115
5)	NICHOLAS JAY		08/27/18	210 Post Street San Francisco, CA 94108
6)	RAYDAN LOW		8/27/18	1801 NW 20 San Francisco, CA 94118

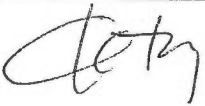



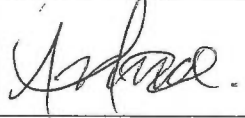
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I encourage the Planning Commission to approve the conditional use application allowing for this project to move forward.

	Name (printed)	Signature	Date	Address
7)	KETTY NG		8/24/18	FAIRLAWN AVE DALY CITY CA 94015
8)	CHARLES LO		8-24-18	FILBERT ST. SF, CA
9)	Alex Tan		8/24/18	Newton St. S F CA
10)	Tony Lio		8/24/18	121416 Ave SF. CA
11)	Anna Tse		08/24/2018	1015 St SF, CA
12)	Meggie Low		8/24/2018	733 Washington S F CA 94133



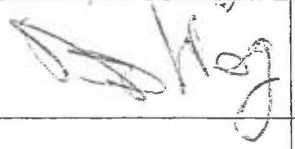
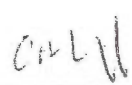
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I encourage the Planning Commission to approve the conditional use application allowing for this project to move forward.

	Name (printed)	Signature	Date	Address
13)	Jimmy Lam		8/24/18	733 Washington St S.F. CA 94108
14)	Guangming Ma		8/24/18	874 Washington Street SF CA 94108
15)	THANH NGUYEN		8/24/18	145 TAYLOR ST, SF, CA 94102
16)	STEPHEN CHAN		8/24/18	601 JACKSON ST SAN FRANCISCO, CA 94133
17)	WONG HING		8/24/18	ETA FEE SF CA
18)	Chen Wei		8/24/18	Pacific Ave. SF, CA 94133







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	Name (printed)	Signature	Date	Address
19)	KAMEL KWA		8/24/2018	1327 Leavenworth St SF, CA 94109
20)	Cherry Shum		8/24/18	434 Imperial Dr. Pacifica, CA 94044
21)	Lubing Zhang		8/24/18	4437 Irving St SF, CA 94122
22)	Abdullah Ho		8/24/18	237 Randolph Street CA 94032
23)	Sun Ng		8/26/18	1674 Ave SF CA 94116
24)	Steven Zhang		8/26/18	702 40th Ave SE CA 98116


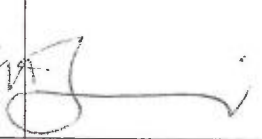
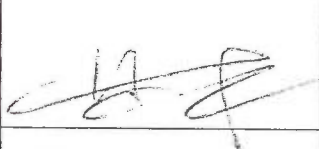
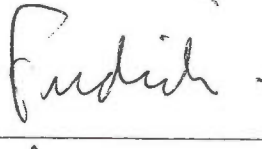
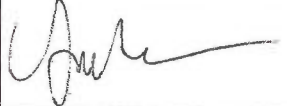

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	Name (printed)	Signature	Date	Address
25)	Kellin/sing		08/24/2018	Powell Street S.F. CA
26)	Patrick Chen		8/24/18	3RD ST. SF, CA
27)	Shelaine		8/27/18	Holloway Ave. S.F. CA
28)	Chin Wong		8/27/18	9 Cutler Ave SF. CA 94116
29)	Lovdeep Soodhar		8/27/18.	Union City, Ca
30)	Pansy chow		8-27-18	SF CA 94112

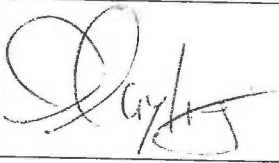





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	Name (printed)	Signature	Date	Address
31)	MAYLING CHUNG		8/24/18	808 LEAVENWORTH ST APT 306 SF, CA 94109
32)	Wickson Leung		8/24/18	255 Cayuga Ave S-F 94112
33)	Chad Folkers		8/27/18	788 Harrison St. #623 S.F. CA 94107
34)	Francis Miral		8/27/18	Vallejo, CA
35)	Jeffrey Ng		8/27/18	Fairview Ave Daly City CA 94015
36)	Winnie Wong		8/27/18	16th Ave SF CA 94116


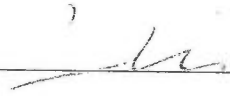

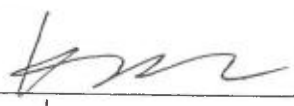
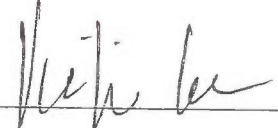
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	Name (printed)	Signature	Date	Address
37)	Hao Chen		8/24	SF. CA
38)	Tina Chen		8/22	SF. CA
39)	Susan Wei	RW.	8/25	
40)	Jianhui Tan		8/28	SF. CA
41)	Karin Yang		8/28	S.F. CA
42)	Vicki Lee		8/28/18	Sanchez St. San Francisco, CA

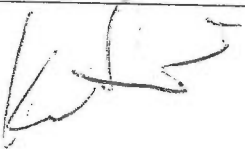


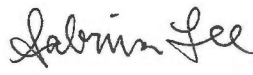
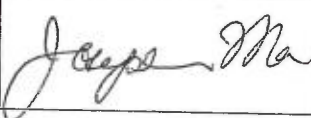
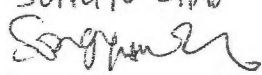
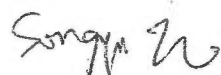
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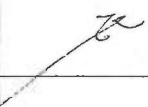
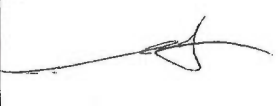
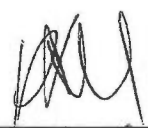


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	Name (printed)	Signature	Date	Address
43)	Kathy Liu		8/24/18	514 St. SF, CA
44)	Winnie Yu		8/28/18	10116 Calle La Grande San Francisco
45)	James Wang		8/28/18	420 Dewey St. SF CA 94116
46)	Sabrina Lee		8/29/18	265 5th Ave. #1 SF, CA 94118
47)	JOSEPHINE MA		8/29/18	946 Northfield Ave Hayward, CA 94544
48)	SONGYU ZHAO 		8/29/18	15884 Connally Ave CA 94580

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
49)	JEANNIE WONG	Jeannie Wong	08/29/2018	1816-28th AVE S.F. CA. 94122
50)	BETTY WAI	Betty Wai	8/29/2018	2351-30th AVE S.F. CA 94116
51)	OWEN CHEN	Owen Chen	8/29/2018	532-17th AVE S.F. CA 94121
52)	Jimmy Jim	Jimmy Jim	8/29/18	255 Bright ST SF, CA 94132
53)	Colette Jim	Colette Jim	8/29/18	255 Bright ST SF, CA 94132
54)	Agnes Cherry	Agnes	8-29-18	3868 Carter Dr S.S.F CA 94080
55)	STELLA CHAN	Stella Chan	8-29-18	2543 39th AVE. S.F., CA 94116
56)	Michael Fong	Michael Fong	8/29/18	502A-16th Ave. S.F. CA 94118
57)	OLIVER YOUNG	Oliver Young	8/29/18	1024 S. MAXFAIR AVE DALY CITY CA 94015
58)	PASCHALINA YOUNG	Paschalina Young	8/29/18	1024 S. MAXFAIR AVE DALY CITY CA 94015





	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
59)	Fion		8/29	2406 19th Ave. SF
60)	Seenu		08/29	2406 19th Ave
61)	Patrick Kong Muh Y	Patrick	8/29	416 16th AVE
62)	PAK Lee		8/29	1858 - 42nd Ave
63)	Veronica Lee		8/29	1858 - 42nd Ave
64)	Julianne Kong	Julianne	8/29	416 - 16th AVE
65)	Hui Lian zeng	Hui Lian zeng	8/29	2274 33rd AVE
66)	Yonglin Tan	Yonglin Tan	8/29	2274 33rd AVE
67)	JULIAN TAN		8/28	1370 36th Ave SF CA 94122
68)	Cuc Huynh TAN	Cuc	8-29-18	2030 34th - SF- CA 94116






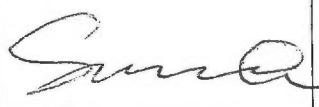

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
69)	TSZ MAN WONG	Mandy Wong	8-28-18	31 BRIGHTON AVE. S.F. CA 94102
70)	Konglin Yu	Konglin Yu	8-29-18	1615 Sutter St Room 404, S.F. CA 94109
71)	is Wong	is Wong	8-29-18	" "
72)	Stanley Lee	Stanley Lee	8-29-18	271 ARLETA AVE S.F. CA 94134
73)	SIU MA Koon MA	Si Ma	8-29-18	300 SANDRIDGE AVE Daly City CA 94014
74)	Sammi Lee	Sammi L.	8-29-18	271 Arleta Ave. S.F. CA. 94134
75)	Shoo Tang Li	Shoo Tang Li	8-29-18	282 ORIZABA AVE SF CA 94132
76)	Ji Guan	Ji Guan	8/29/18	1025 FILLMORE ST CA 94115
77)	JENNIE CHAU	Jennie Chau	8/29/18	1033 Judah St S.F. CA 94122
78)	SAU TONG	Sam Tam Tong	8/29/18	1751 20th AVE SF CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
71)	LISA AU-YEUNG	Lisa Au-yeung	8/29/2018	2540-22 ND AVE S-F CA94116
80)	MING AU-YEUNG	Ming Au-yeung	8/29/2018	2540-22 ND AVE S-F CA94116
81)	TONG Chiu Ling	Chiu Ling Tong	8/29/2018	4557 IRVING ST. CA94122
82)	TONG Chuen Yat	Chuen Yat Tong	8/29/2018	4557 IRVING ST. CA94122
83)	LEUNG BETTY, Y. C.	Betty Ho Leung	8/29/2018	3718 MORAGA street 94122
84)	Jenny Lee	Jenny Lee	8/29/2018	1690-23 rd S.T. CA94122
85)	Alan Lee	Alan Lee	8/29/2018	1690-23 Rd S.F. CA94122
86)	JUDY SHIU	Judy Shiu	8/29/2018	228 Pearlridge ST SF CA94134
87)	Cai Juan Deng	Cai Juan Deng	8/29/18	88 Alkay Apt. Day City CA 90014
88)	YUE YI CHEN	YUE YI CHEN	8/29/18	1325A. POWELL STAPT

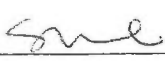
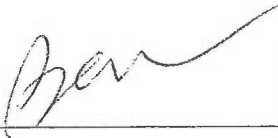
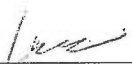
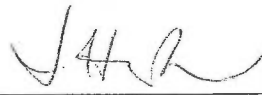


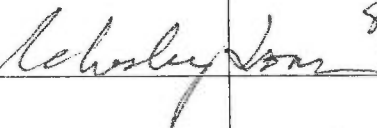
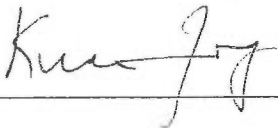


	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
88)	TAM, WAMIAN	Wamian	8-28/18	3632 NORIEGA S-F. S.F.
89)	Nan Carter	Nan	8-28/18	6050 Divisadero S.F. CA 94127
90)	IDA SO	Ida So	8-28-18	80 Lenox Way SF 94127
91)	YEE FOON SIT	YFS	8-28-18	3309 NORIEGA ST. S.F. Ca. 94122
92)	Helen Chack	Helen	8-28-2018	517 LACUNA AVE SFOA 94127
93)	Winnie NG	Winnie Ng	8-28-2018	1024 San Luis CR Daly City, CA 94014
94)	Mary W. Leong	Mary W. Leong	Aug 28, 2018	2725 Ulloa St. SAN FRANCISCO CA 94116
95)	Cathy Kung	Cathy	8-28-2018	2262 25th Ave S.F. Ca. 94116
96)	Patn Cheng	Patn	8-28-18	1000 Randolph ST S-F Ca 94132
97)	William Cheng	Wc	8-28-18	1000 Randolph ST S-F. Ca 94132

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
99)	Hog Luo	Luo	8/28/2018	671 Frederick St.
100)	SOMEONE	SH	8/28/18	
101)	ARTHUR LU DO	ro	8/28/18	915 Foothill Dr Daly City CA 94015
102)	SELINA WU	Selina WU	8/28/18	27 Middlefield S.F. 94132
103)	YAN NAN WU	Yan Nan WU	8-28-18	27 Middlefield S.F. 94132
104)	Fay Yu W	Fay Yu W	8-28-18	924 Wildwood Ave DO 94015
105)	Carol	Carol	8/28/18	915 Foothill Dr Daly City CA 94015
106)	SHAB CHANG	Shuang	8/28/18	25 2458 23rd Ave SF 94116
107)	DI-CHUN TE	DI-CHUN TE	8/28/18	524 Rock Hill St. S.F. CA 94112
108)	Jiah Lu	Jiah Lu	8/28/18	670 VICTORIA S.F., 94127



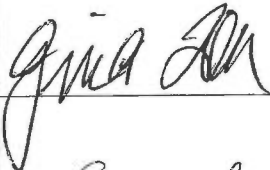
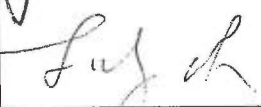
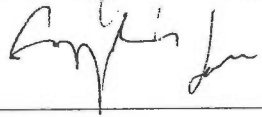

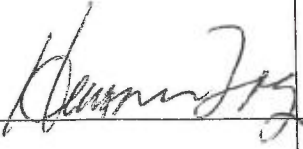
	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
102)	SIN HAMAR		8/28/2018	391 Santa Ana CA 94127
110)	Ringo Kwei		8/28/2018	853 Jamestown San Francisco
111)	Ophelia Wong	O. Wong	8/28/18	1755 48 th Ave S.F.
112)	Kan Wong	K. Wong	8/28/18	1755 48 th Ave S.F.
113)	PAUL CHU		8/28/18	1036 Randolph SF
114)	Tung Kin Chan Ma	M. Fyke	8/28/18	2255 37th Ave S.F. CA 94116
115)	Wong Pui Kwan		8/28/18	147 San Pablo Ave SF 94127
116)	Li Liang	Li Liang	8/28/18	38 Moss St #B204
117)	Ching Yuen	Ching Yuen	8/28/18	210 Claremont Blvd S.F. CA 94127
118)				

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
119)	Sophia Shih		8-28-2018	Sunset San Francisco
120)	Chan	LISA	8-28-2018	463 24TH AVE
121)	wong Pao	Pao wong	8-28-2018	24 TVE
122)	QUE, YGIN		8/28/18	S.F.
123)	Sue Soon	SUE SOON	8/28/18	S.F.
124)	Alan Wong		8/28/18	S.F.
125)	Ng Aylan		8/28/18	S.F.
126)	Catherine		8/28/18	S.F.
127)	Gin, Susan		8/28/18	S.F.
128)	Kwan, Shao		8/28/18	S.F.

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
129)	ERENIE CHAN	Erenie Chan	Aug 28, 2018	5212 Fulton ST SF, CA 94121
130)	ALATER CHAN	Alater Chan	Aug 28, 2018	5312 Fulton ST. SF, CA 94121
131)	Zou Bin Zheng	Zou Bin	8/28/2018	SF
132)	R. LOOK	R LOOK	8-28-2018	F S.F.
133)	Wu, su zhen	zhen wu	8-28-18	S-F
134)	Liu, Ju ye	Ju ye Liu	8-28-18	SF
135)	Ng, ken	Ken Ng	8-28-18	SF
136)	Wong, William	William Wong	8-28-18	SF
137)	Hoa Tieu Trany	Hu Tu	8-28-18	SF
138)	NGO, Chien HAO	N C	8-28-18	SF

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
(139)	Benson Lam		8-28-18	1771-31 st Ave SF. CA 94129
(140)	Susan Lam		8-28-18	1771-31 st SF. CA 94122
(141)	Wendy Lam		8-28-18	2486-46 th Ave SF CA 94146 94116
(142)	Tuanita Huynh		8/28/18	898 Pacheco SF, CA 94116
(143)	Luuk Kraak		8-28-18	1778 33 rd Ave. SF. CA. 94122
(144)	Phillip Li		8.28.18	4010 GEAR 132 nd St CA 94118
(145)	CHEBLEY TOM		8/28/2018	S.F. 94121
(146)	KUEN FONG		8/28/2018	S.F. 94122
(147)	Fai Chan Fan		8/28/18	SF.
(148)	Anita Li		8/28/18	S.F.

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
149)	LI HUA XU	XU	8-29-18	S.F
150)	Bela Morsh Bela Morsh Bela Morsh Bela Morsh			
151)	Chiu Ling Tong	CHIU YAT TONG	8/29/18	SF
152)	Rui Chao Wu	Rui Chao Wu	8-29-18	S.F. Cy. 94121
153)	KING D. SIP	King D. Sip	8/29/18	S.F. 94131
154)	KING HING KAI	King Hing Kai	8/29/18	S.T. 94121
155)	Lee, Candy	C Lee	8/29/18	ST. 94121
156)	Low, Lou	Low Lou	8/29/18	ST. 94121
157)	S. IWAN	S. Iwan	8/29/18	SF 94122
158)	SUTY	Suty	8/29/18	SF 94122
159)	Kwok Hing yip	Kwok Hing Yip	8/29/18	CA 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
160)	Susanna CHAN		8/28/18	2154 31st Ave. SF 94116
161)	Olivia CHAN		8/28/18	649 20th Ave SF 94121
162)	Gina LOU		8/28/18	823 44th Ave. SF 94121
163)	Lily OH		8/28/18	654 107th Ave SF 94118
164)	Sophia Lam		8/28/18	SF
165)	Helen Lew	Aden Lew	8/28/18	S.F.
166)	SHUCK LEW		8/28/18	S.F.
167)	FUK SANG LEE	Lee	8/28-18	S.F.
168)	HANSEN TOY		8/28/18	622 26th AVE SF.
169)	GERTRUDE	Gertrude	8/28/18	S.F.

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
170)	Chen	Chen Ching	8/28/18	S.F.
171)	H. Y. am	[Signature]	8/28/18	S.F.
172)	VIRGINIA TO	Virginia To	8/28/18	S.F.
173)	Rose WANG	Rose Wang	8/28/18	1631 Clement St. S.F. CA, 94121
174)	Tam Yuk Tam	Yuk Yu	8/28/18	S.F.
175)	Hua Te Phauity	Hua Te Phauity	8/28/18	S.F.
176)	Hot Yan Sun	[Signature]	8/28/18	S.F.
177)	Hanni	HD	8/28/18	S.F.
178)	VICTOR CHONG	VC	8/28/18	S.F.
179)	Ana Yau Chen	YC	8/28/18	S.F.




	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
180)	Gee Christine	Christine	8/28/18	S.F.
181)	CHANG Ivy	Ivy	8/28/18	S.F.
182)	SAM HON	Samuel Hon	8/28/18	S.F.
183)	CONNIE WONG	C. Wong	8/28/18	S.F.
184)	GEE WONG	A Wong	8/28/18	S.F.
185)	Wai Ying Lai	Wai Ying Lai	8/28/18	S.F.
186)	Huang Rui Ai	Rui Ai	8/28/18	S.F.
187)	KAM YUEN LEE	Kam Yuen Lee	8-27-18	S.F.
188)	YING BIN LI	Ying Bin Li	8-28-18	S.F.
189)	Lommie Lee	L-L	8/28/18	S.F.

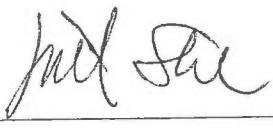




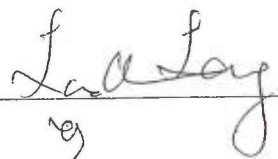

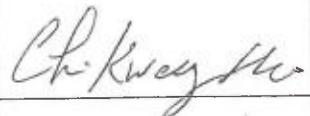


Lommie Lee

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
190)	MEI WO GEE	Mei Wo Gee	8-28-18	S.F.
191)	Wai Wong Wai Wong	Wai Wong	8-28-18	S.F.
192)	Rose Poon	Rose Poon	8-28-18	S.F.
193)	ROSE YEE	Rose Yee	8-28-18	S.F.
194)	TK Tai Kwan	TK Lee	8-28-18	S.F.
195)	Shirley Chan	Shirley Chan	8/28/18	S.F.
196)	Chang Yi Chen	Chang Yi Chen	8/28/18	S.F.
197)	C. Henderson	C. Henderson	8/28/18	S.F.
198)	Xin Fa yan	Xin Fa yan	8/28/18	S.F.
199)	DAVID LA	DL	8/28/18	S.F.

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
200)	SK Hing LEE	Amy	8/28/18	S.F.
201)	Zilin Tan	Zilin Tan	8/28/18	S.F.
202)	Diane Jiang	Diane Jiang	8/28/18	SF
203)	Xue Ya Yu	Xue Ya Yu	8/28/18	S.F.
204)	KIN SANG LAU	Kin Sang Lau	8/28/18	S.F.
205)	FENG XIAN	Feng Xian Luo	8/28/18	S.F.
206)	JIMMY OU	Jimmy Ou	8/28/18	S.F.
207)	SOY LING OU	Soy Ling Ou	8/28/18	S.F.
208)	Winnie Wong	Winnie Wong	8/28/18	S.F.
209)	CHUCK KWON	CHUCK KWON	8/28/18	S.F.

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
210)	SHIRLEY CHO	Shirley Cho	8-28-18	1326-18 AVE CA 94122
211)	Julie Lee	Julie Lee	8-28-18	1142 Jackson St #1 SF 94133
212)	Helene Tang	Helene Tang	8-28-18	35415 Greg Ave.
213)	TAK SUN PANG	Tak Sun Pung	8-28-18	1619 33 Ave S.F. CA 94122
214)	Linda L	L	8-28-18	2915 19th Ave S.F. CA 94132
215)	Kwock Ying Bing	Bing Kwock	8/28/18	1527 Anza St. SF CA 94118
216)	Anita Ng	Anita Ng	8/28/18	1569 8th Ave SF 94122
217)	Sou Ying NG	Sou	8/28/18	1704 14th Ave SF 94122
218)	Yuet Ming HUNG	Yuet Ming Hung	8/28/18	1466 40th Ave SF 94122
219)	Kam Ping CHIU	Kam Ping Chiu	8/28/18	3632 Judah St. SF 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
220)	LISA Lo H	Lisa LL	8/28/18	1751 21st Ave S.F. CA 94122
221)	Sai C WONG		8/28/18	1240 Norridge. SF. CA 94122
222)	Connie Wong	Connie Wong	8/28/18	1240 Norridge SF. CA 94122
223)	LAI CATIN WONG	Lai chun wong	8/28/18	817 34th Ave S.F. CA 94121
	FUNG WONG		8/28/18	225 Peabody St S.F. CA 94134
224)	Shing Kam Kam	Shing Kam Kam	8/28/18	225 Peabody St S.F. CA 94134
225)	Kam yut Li	Kam yut Li	8/28/18	225 Peabody St S.F. CA 94134
226)	Lo Ping	Ping	8/28/18	80 BRITTEN ST SF CA 94134
227)	ALLEN HO	Allen Ho	8/28/18	1766-42ND AVE SF. CA. 94122
228)	WAI FONG HO	WAI FONG HO	8/28/18	1766-42ND AVE SF. CA. 94122
229)	Zhu Mei Jang		8/28/18	1715-20th AVE SF. CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
730)	BILL SHEK		8-27-18	3952 Alameda S.F. CA
731)	KENNETH TAM		8-28-18	5515 August S.F. 94122
732)	Ming Yu		8/28/2018	3950 San Bruno Ave S.F. 94134
733)	Fu-sheng Chang		8/28/18	1821 18th Ave S.F. 94122
734)	Anita Chang		8/28/18	1821 18th Ave S.T. 94122
735)	Linda Leung		8/28/18	238 Naglee Ave S.F. CA 94112
736)	Li Li		8/28/18	Mountain 36
737)	CHI KWONG HO		8/28/18	1718-43rd Ave S.R. CA 94122
738)	Lisa Wong		8/28/18	1718-43rd S.F. CA. 94122
739)	Shuet Lee		8/28/18	1782 27th Ave

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
240)	Shaocheng Chen	Cheng	8/28/18	2346.31 ST SF CA 94116
241)	JOHN WANG	John Wang	8/28/18	520 CROSSLAKE Dr. S.F. 94132
242)	ANN PING WANG	Ann Ping Wang	8/28/18	520 CROSSLAKE DR, S.F. 94132
243)	IRENE LEUNG	Irene Leung	8/28/18	715-40 Ave S.F. CA. 94122
244)	SBLINA GEE	Sblina Gee	8/28/18	847-30th Ave SF CA 94121
245)	FLORA YOUNG	Flora Young	8/28/18	1470 23RD SF 94122
246)	BELINDA TO	Belinda To	8/28/18	1144 Plymouth Ave
247)	LIU PEI YING	Pei Y. Liu	8/28/18	Same as above
248)	Dr. Jin Moon	Dr. Jin Moon	8/28/18	2143 26th St SF-CA. 94116
249)	Lewis C. H.	Lewis C. H.	8/28/18	1751 21ST AVE S.F. CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
250)	GRACE KAN	Gla	8/27/18	2646-39th Ave SF 94116
251)	SHIRLEY Dang	SD	8-27-2018	1839-39th Ave SF 94112
252)	Zhang Yajun	Yajun	27/8/2018	2620 VICENX 37 SE
253)	HENRY KAN	HK	8/27/18	2646-39th Ave SF 94116
254)	Pui Ying Lee	YL	8/27/18	1357-23rd
255)	Ta Ngo Kong	Kong	8/27/18	1255-35th Ave.
256)	(A) 李 (P)	(A)	8/27/18	35-25th
257)	ANGELA LOWE	AL	8/27/18	701 GILDED GATE ST
258)	MAY SAM MA	Maysam Ma	8/27/18	2294-41st ST
259)	Mary Poy	M.P.	8-27-18	1610-23rd Ave S.E.


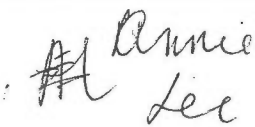


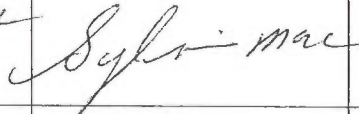

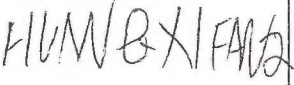

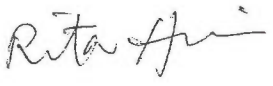
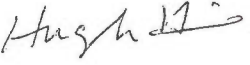
	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
260)	EILEEN KHO	<i>Eileen</i>	8/27/18	2227 40TH AVE.
261)	YORK WONG	<i>Y. Wong</i>	8-27-18	2578 37 th AVE S.F.
262)	Feng Ping YU	<i>Fu</i>	8-27-18	2567 AVE ST SF CA 94116
263)	Lina Loney	<i>T.L</i>	8-27-18	2594 S.F 47 th AVE CA 94116
264)	JUNUS MURYATI	<i>JUNUS</i>	8-27-18	37 AVE 2263, SF
265)	Son Sok Kong	<i>S.K</i>	8.27.18	28 Hanover St SF CA 94112
266)	Kim Choon	<i>C.C</i>	8-27-18	2651 - 45th AVE. S.F.
267)	Aimer Yan	<i>ay</i>	8-27-18	2475-35th A SF 94116
268)	BO LIMHO	<i>BO</i>	8-27-18	1830 18 18 AVE
269)	EDWARD HEUNG	<i>Edward</i>	8-27-18	265 Canada Ave SF CA 94112

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
270)	Lam, Leen Leo	Leen Lam	8-27-18	158 Great Hwy SF
271)	Darlen Ullman	Darlen Ullman	8-27-18	2378 25th SF CA 94116
272)	ALICE TOY	Alice Toy	8-27-18	3827 Padesot St S.F. Ca 94116
273)	KAM TSUI	Kam Tsui	8-27-18	1422-29th S.F. Ca. 94112
274)	ching Tsui	ching Tsui	8-27-18	1422-29th S.F. Ca. 94112
275)	QUAN YU ZHEN	QUAN YU	8-27-18	2317-28 ST 94116
276)	Lui Ying Ng	Lui Ying	8-27-18	2455-45th ST-94116
277)	Wai King Au	Wai King Au	8-27-18	2467-35th ST 94116
278)	Lung Hing Chow	Lung Hing Chow	8-27-2018	2122, 33rd Ave San Francisco 94116
279)	Chan Shu Wah	Chan Shu Wah	8-27-2018	2828 8th St 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
280)	WONG, CARNA	Carmel Wong	8-27-2018	2339-43 RD AVE, S.F. CA 94116
281)	YIM WONG	Yim Wong	8-27-2018	2339-43 AVE SF CA 94116
282)	LE, A MOU	Annuaire Le	8-27-18	25 VICTORIA DALY CITY 94015
283)	FU, JOANNA	FU T	8-27-18	436 RUDOLPH AVE SF 94110
284)	GU, QIU YING	Qiu Ying GU	8-27-18	436 Rudolph Ave SF 94110
285)	Shui Sum Lee-zp	Shui Sum	8-27-18	2175-29th S.F. CA 94116
286)	Margaret Chu	Margaret Chu	8-27-18	175 P, 23 rd S.F. CA 94122
287)	LEE Choi FUN	Lee Choi Fun	8-27-18	2007 Q3 rd S.F. CA 94116
288)	KONG H PUA	Kong H Pua	8-27-18	2331 43 rd SF, CA 94116
289)	Patrick Sun	Patrick Sun	8/27/18	183 44 th AVE S.F. CA 94121

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
2A0)	STEPHEN TAM	Stephen	8-27-18	1514 28 th Ave S.F. CA 94122
2A1)	CHI KEUNG ZM	Chi Keung ZM	8-27-18	139 WILLITS ST. DALY CITY CA 94014
2A2)	CHRISTINE CHENG	Christine Cheng	8-27-18	139 WILLITS ST. DALY CITY CA 94014
2A3)	VICTOR CHAU	Victor Chau	8-27-18	2034, 36 th AVE S.F. CA 94116
2A4)	MEI YEE LEUNG	Mei Yee Leung	8-27/18	1966-43 rd Ave SF CA 94116
2A5)	WAI TAT YIP	Wai Tat Yip	8-27-18	1966-43 rd Ave SF CA 94116
2A6)	David Wong	David Wong	8/27/18	2645-30 th Ave SF CA 94116
2A7)	ZE U ZHOU	Ze U Zhou	8/27/18	2519 42 nd St
2A8)	Shao Ken Cui	Shao Ken Cui	8-27/18	2491 35 th Ave SF CA 94116
2A9)	BRUCE LIANG	Bruce Liang	8/27/2018	2594 47 th Ave S.F. CA 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
300)	HENRY CHAN	Henry Chan	8-27-18	349 Shipley Ave. D.C. Ca
301)	BILL YAN	Biao Yan	8-27-18	1731 MORRIS AVE S.F. 94122
302)	SHUK HO Lee	SHUK HO	8-27-18	2776 41st CA 94116
303)	WENDY ABUNDA	Wendy	8/28/18	1911-31st Ave SF 94122
304)	Peggy Chy	Peggy Chy	08/28/18	2051 47th Ave S.F. CA 94116
305)	Xiaolan Zhu	Xiaolan Zhu	08/28/18	1366 KENNESSEE ST SAN FRANCISCO CA 94112
306)	Kemp Lee	Kemp Lee	8/28-18	Santiago 2278-28th
307)	BING ONG	Bing Ong	8/28/18	1590-35th AVE SAN FRANCISCO, CA 94122
308)	LUI, LINDA	Linda Lui	8-28-18	2578 40th AVE S.F. Ca. 94116
309)	JOSEPHINE CHAN	Jo Chan	8-28-18	1607 34th Ave SF CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
310)	LEE, NGWAN		8-27-18	2043, 17 th AVE S.F. CA 94116
311)	Annie Lee		8-27-18	"
312)	WING CHING CHAN		8-27-18	2186-28 th AVE S.F. CA 94116
313)	LINDA NGAI		8-27-18	2170, 4 th AVE S.F. CA 94116
314)	Sylvia Mae		8-27-18	3340 Santiago ST. S.F. CA 94116
315)	WALTER		8-27-18	1857 19 th AVE S.F.
316)	HUANG, X, FENG		8-27-18	5853 Mission DALY CITY CA 94014
317)	XAE YING LI		8-27-18	2491 35 th AVE CA 94116
318)	RITA HUI		8-27-18	1639-38 th AVE CA 94122
319)	HUGH HUI		8-27-18	1639-38 th AVE S.F. CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
320)	LEE, SAI CHEE	S C L	8-27-18	1 GARRETT AVE SF 94132
321)	CHUI, KITTY	Kitty Chui	8-27-2018	1639 - 46 th Ave SF CA 94122
322)	KING W FUNG	K. F	8-27-2018	4334 ULLOA ST. 94116
323)	GUAN, Q D	K. F	8-27-2018	4334 ULLOA ST 94116
324)	GORGE YEN	Gorge	8-27-2018	3632 ULLOA ST 94116
325)	KENG L. M	Keng L. M	8-22-2018	2523-35TH AVE SF 94116
326)	ANTHONY JEN	Anthony Jen	8-27-18	2581-23RD AVE S.F., CA 94116
327)	HELEN WOO	Helen Woo	8-28-18	2659-38th Ave S.F. CA 94116
328)	TONY WOO	Tony Woo	8/28/18	2659-38th Ave S.F. CA 94116
329)	AAKOW/AN	AAKOW/AN	8/28/18	1514 28th Soc. St. CA 94122


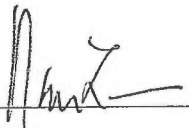
	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
330)	Anna Chan	Anna Chan	8-29-18	2124 RIVERA ST SF. CA 94116
331)	Teresa Kwan	Teresa Kwan	8-29-18	1542-42ND AVE S.F. CA 94122
332)	Christina Lam	Christina Lam	8/29/18	2438-39 th AVE SF CA 94116
333)	Qia	Qia	8/29/18	2039 42 AVE
334)	Linda Chan	Linda Chan	"	2623 16th Ave S.F. CA 94116
335)	Dafen Lin	Dafen Lin	8/29/18	2945 MORAGA ST S.F. 94122
336)	Karen	Karen	8/29/18	1656-10 th AVE S.F. 94122
337)	GRACE CHAN	Grace Chan	8/29/18	2678 21 st AVE SF CA 94116
338)	HUONG LA	Huong La	8/29/18	2420 21 st AVE SF. CA 94116
339)	mo Yin Ching	mo Yin Ching	8/29/18	1818 Vicente ST. SF CA 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
340)	XIN RU LI	XRL	8/29/18	2254.32ND S.F. CA 94116
341)	CONNIE VAN	Wan	8/29/18	2523 42 ND AVE S.F. CA 94116
342)	Joyce Lu.	Joyce	8/29/18	116 Park Blvd Millbrae, CA
343)	AMY TSANG	Amy	8/29/18	1799 27th S.F. CA 94122
344)	JENNY LEE	Jenny	8/29/18	2027 31st AVE S.F. CA 94116
345)	Maggie Wong	Maggie	8/29/18	1818, 19th AVE S.F. CA 94122
346)	may wu	may	8/29/18	2526 23 RD AVE S.F. CA 94116
347)	sir Lee, Shui Chun	Lee, Shui Chun	8/29/18	2478 46TH AVE S.F. CA 94116
348)	LICHUI LING	LICHUI LING	8/29/18	145 GUE RTE 10
349)	WENG LAM	Weng Lam	8/29/18	2438 - 39th S.F. CA 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
350)	R. L. N. Che	R. L. N. Che	8-29-18	2425 - 4th Ave
351)	MEI LI TAN	mei li tan	8-29-18	2178
352)	WAI HON	Wai Hon	8-29	579.36 AVE 94121
353)	LI ZHENYU	Li Zhenyu	8-29	2339 47th 94116
354)	LAI SHUI WAI	Lai Shui Wai	8-29	1330.44 AVE 94122
355)	DIANA WONG	Diana Wong	8-29	3550 CABRILLO SF. CA 94121
356)	Chan Helen	Helen Chan	8/29.	1420 Logan St. SF. CA 94122
357)	Amy Leung	Amy Leung	8/29.	1263 18th Ave SF CA 94122
			8/29	
358)	TERESA SIEW	Teresa Siew	8-29-18	4123 UCLoa St. SF, CA 94116

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
359)	Kitty Su	<i>Su</i>	8/28/18	68 Forest View Dr. CA 94132
360)	Yanki Yu	<i>Yanki Yu</i>	8/28/18	68 Forest View Dr. SF. CA 94132
361)	MI HO YAU	<i>Yau</i>	8/28/2018	2062 S.F. CA: 94116
362)	Quanthu Lu	<i>Lu</i>	8/28/18	3517 TARAVAL ST. #6 SF CA 94116
363)	Tan Huynh	<i>Tan</i>	8/28/18	"
364)	DAN CHENG	<i>Cheng</i>	8/28/18	2087 32ND AVE SF 94116
365)	FLORA CHAN	<i>Chan</i>	8/28/18	- 4 -
366)	Fred Wei	<i>Fu</i>	8/28/18	2624 - 46 th AVE SF. CA 94116
367)	Rhodan We	<i>RW</i>	8/28/18	"

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
368)	SALLY HUI	Sally	8-28-2018	361 Crestlake Dr CA 94132
369)	TSZE WING HUI	TSZE WING HUI	8-28-2018	361 Crestlake Dr CA 94132
370)	FUNG Lam	FUNG Lam	8/29/2018	2427 17 th Ave SF, CA 94116
371)	Yin Ka Shiu	Yiny	8/29/18	2427 17 th Ave SF, CA 94116
372)	Rui chun WENG	Rui chun Weng	8/29/18	2574 42 nd AVE S-F CA 94116
373)	PHILIP KWONG	Philip Kwong	8/29/18	1655 47 th AVE S-F. CA 94122
374)	PO KWONG	Po Kwong	8/29/18	1655 47 th AVE SF, CA 94122

	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
375)	WEE Y. ONG	WEE ONG	8/28/18	1590-35 AVE S.F., CA 94122
376)	Chi Chung		8/28/18	1771 9 th AVE S.F. CA 94112
377)	NAT TONG MAI	Nat Tong Mai	8/28/18	458 Varian CA. SF. 94132
378)	Alice Leung	Alice L	8/28/18	2412 St 20th SF CA 94116
379)	NORMA LOUIE		8/28/18	2383 42ND AVE SF, CA 94116
380)	Hannah Wong	Hannah	8/29/2018	2423 41ST AVE CA 94116
381)	Kathleen McLevin	Kathleen McLevin	8/29/2018	2471 44 th AVE SF CA 94116

[illegible]

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	Name (printed) 姓名	Signature 簽名	Date 日期	Address 地址
396)	Qun Qiao Yu	Qun Yu	8/28/18	2614 46th Ave SF CA 94116
397)	DORNA WONG	Dorna	8-28-18	178 thiest St. Daly City
398)	Virginia Yu	Virginia Yu	8/28/18	401 Noriega S.F.
399)	Kwok cher Yu	Kc Yu	8/28/18	234 Paris St SF.
400)	Tue ping Yu	Tue Yu	8/28/18	234 Paris St SF
401)	Stella Lowe	Stella Lowe	8/28/18	401 Dorado Ter. SF 94112
402)	Ivy cheung Ivy	Ivy	8/28/18	218 Beverly St. S.F. Ca 94132
403)	Wingwing cheung Wing	Wing	8/28/18	218 Beverly St. S.F. Ca 94132
404)	LISA TO	Lisa To	8/28/18	109 Warren Dr., S.F 94131 1030
405)	Ho S.	Ho S.	8/28/18	50 Lenox Way San Francisco 94117