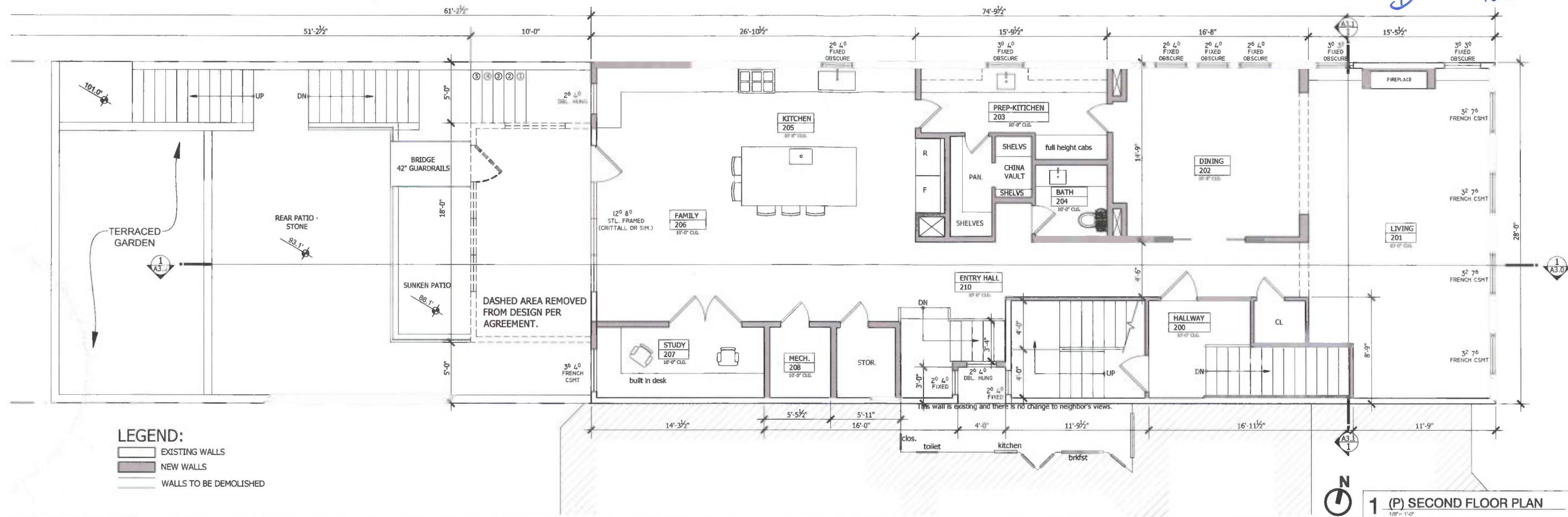
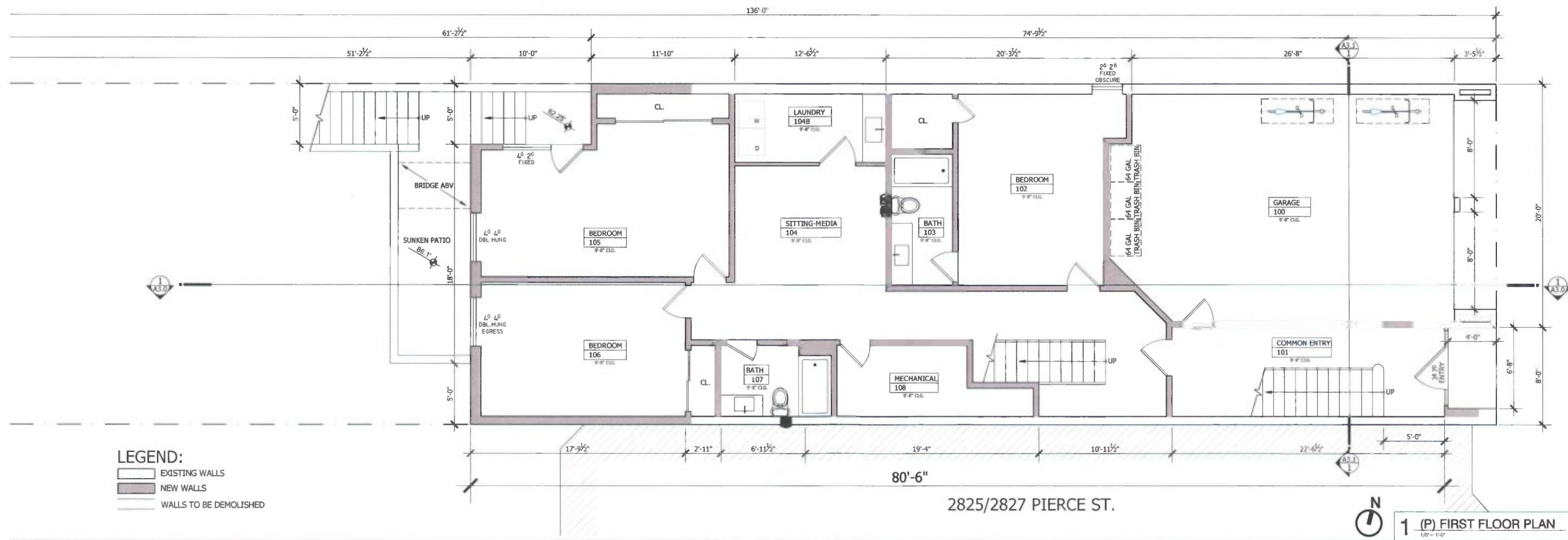


Received at CPC Hearing 12/13/18
 D. Winslow



1 (P) SECOND FLOOR PLAN
 1/8" = 1'-0"



1 (P) FIRST FLOOR PLAN
 1/8" = 1'-0"

mcmahon architects + studio
 san francisco, ca 94114
 4111 - 18th Street Suite 6
 415-626-5300
 www.chrismcmahon.com



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18
10.24.18
12.09.18

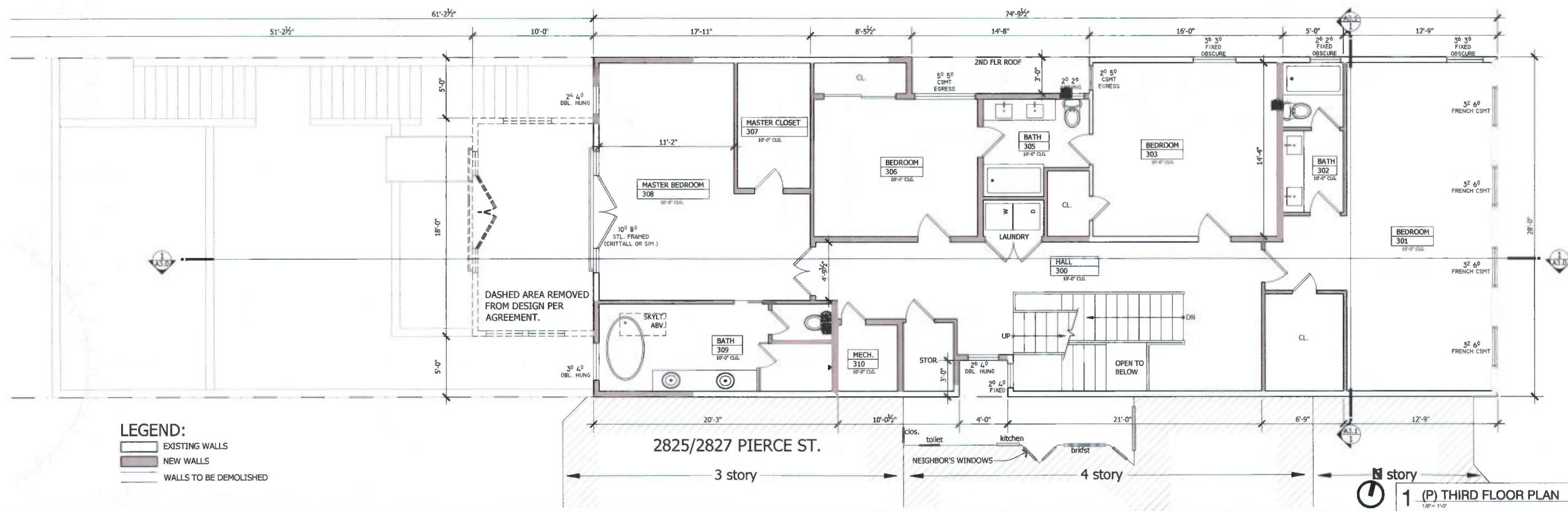
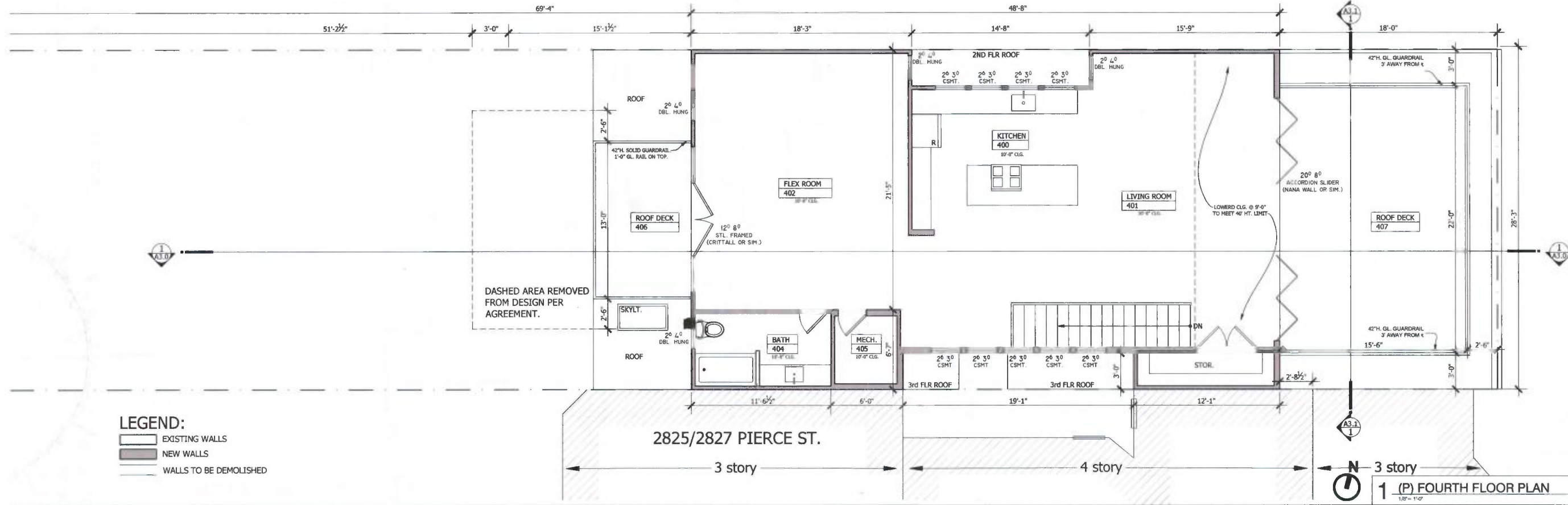
DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

REVISED FLOOR PLANS

B1.0



mcmahon architects + studio
 san francisco, ca 94114
 4111 - 18th Street Suite 6
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2829/2831 Pierce St.
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09.12.18
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10.24.18
12.09.18

DATE: 9.26.2018
 DRAWN: CM
 SCALE: AS NOTED

REVISED FLOOR PLANS

B1.1



1 PROPOSED FRONT ELEVATION
3/8"=1'-0"



2 EXISTING FRONT ELEVATION
3/8"=1'-0"

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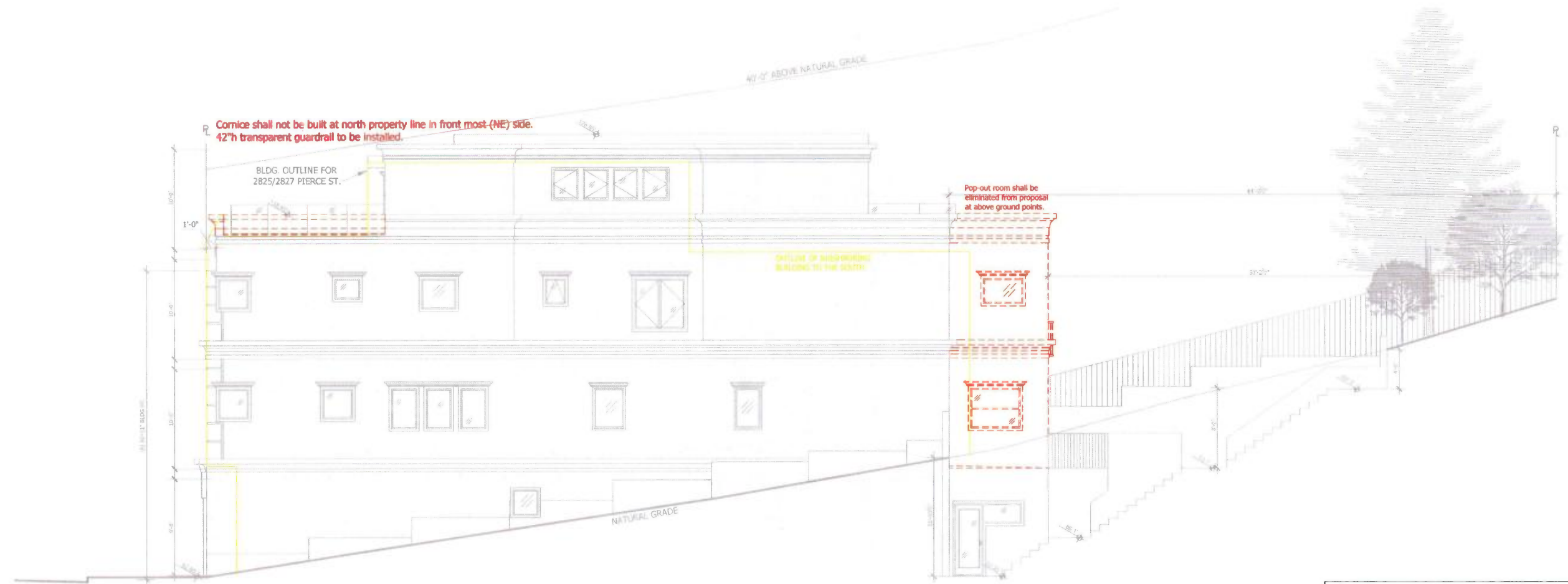
DATE: 9.26.2018

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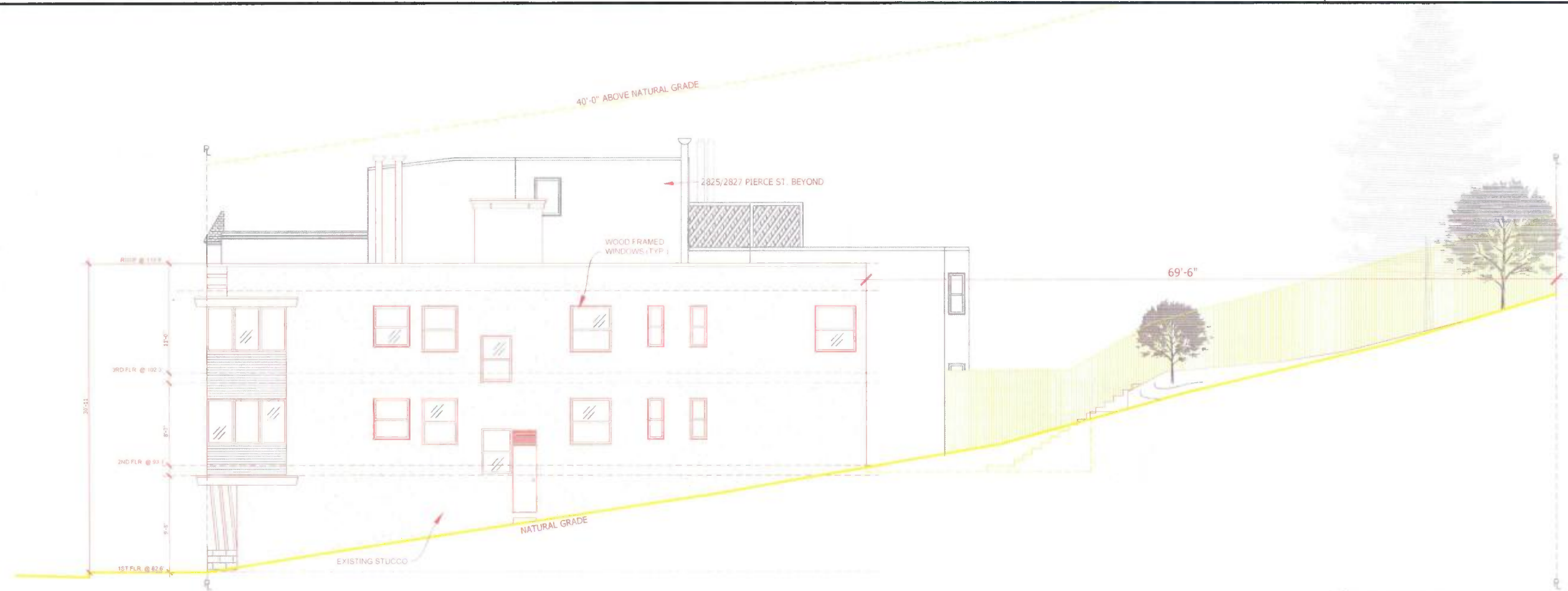
SCALE: AS NOTED

REVISED FRONT ELEVATIONS

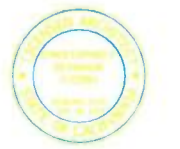
B2.0



1 PROPOSED NORTH ELEVATION
3/8"=1'-0"



2 EXISTING NORTH ELEVATION
3/8"=1'-0"



2829/2831 Pierce St.
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 San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18
10.24.18
12.09.18

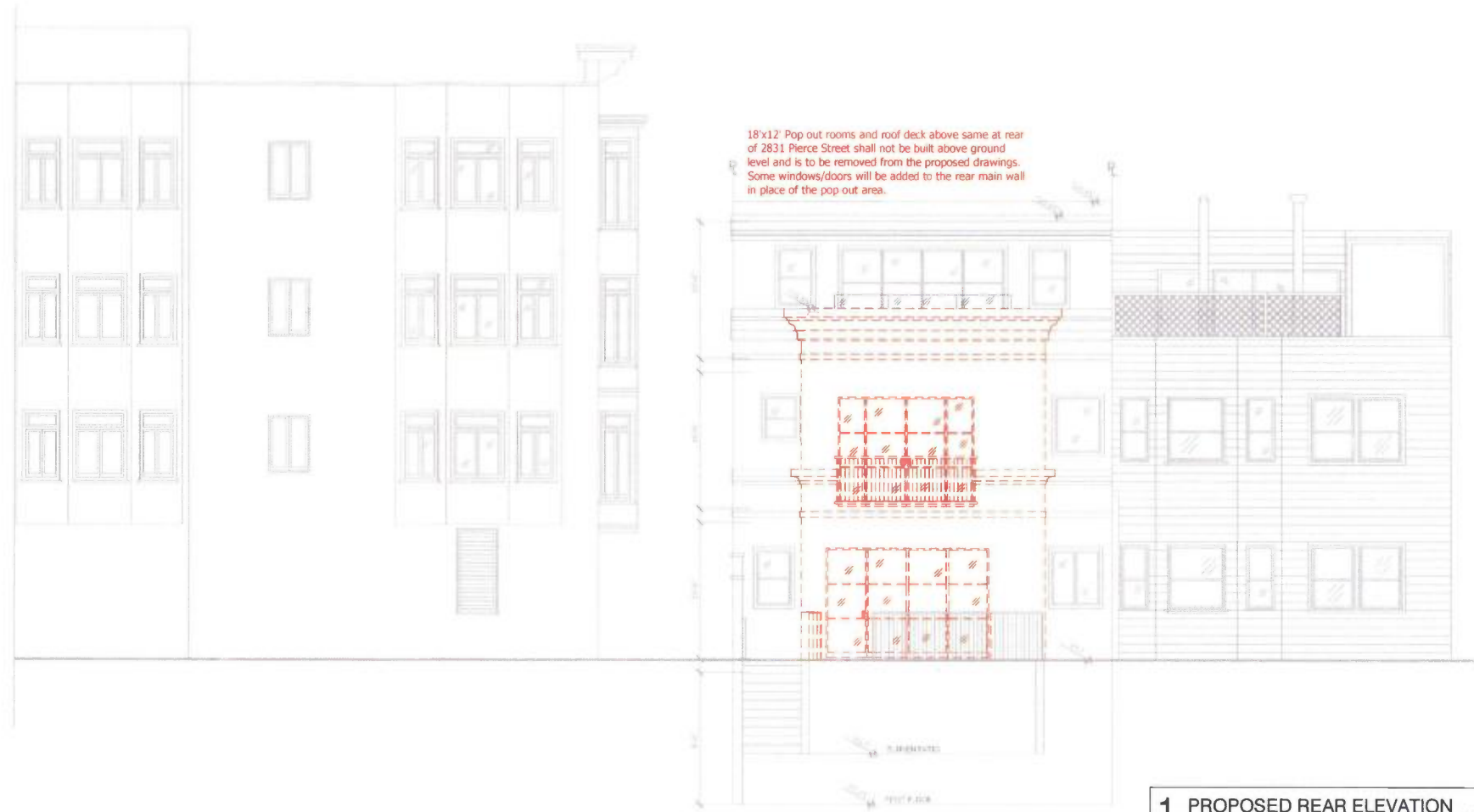
DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

REVISED NORTH ELEVATIONS

B2.1



1 PROPOSED REAR ELEVATION
NTS



2 EXISTING REAR ELEVATION
NTS

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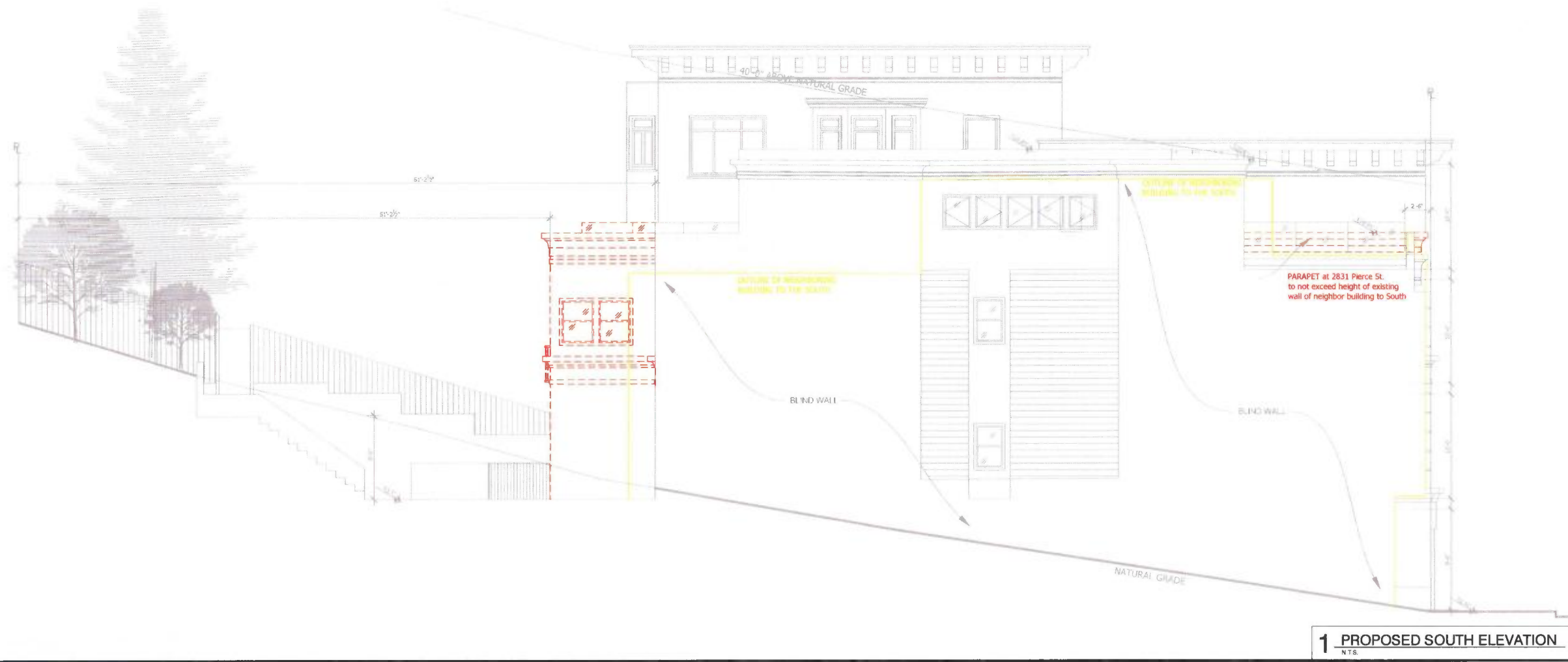
DATE: 9.26.2018

DRAWN: CM

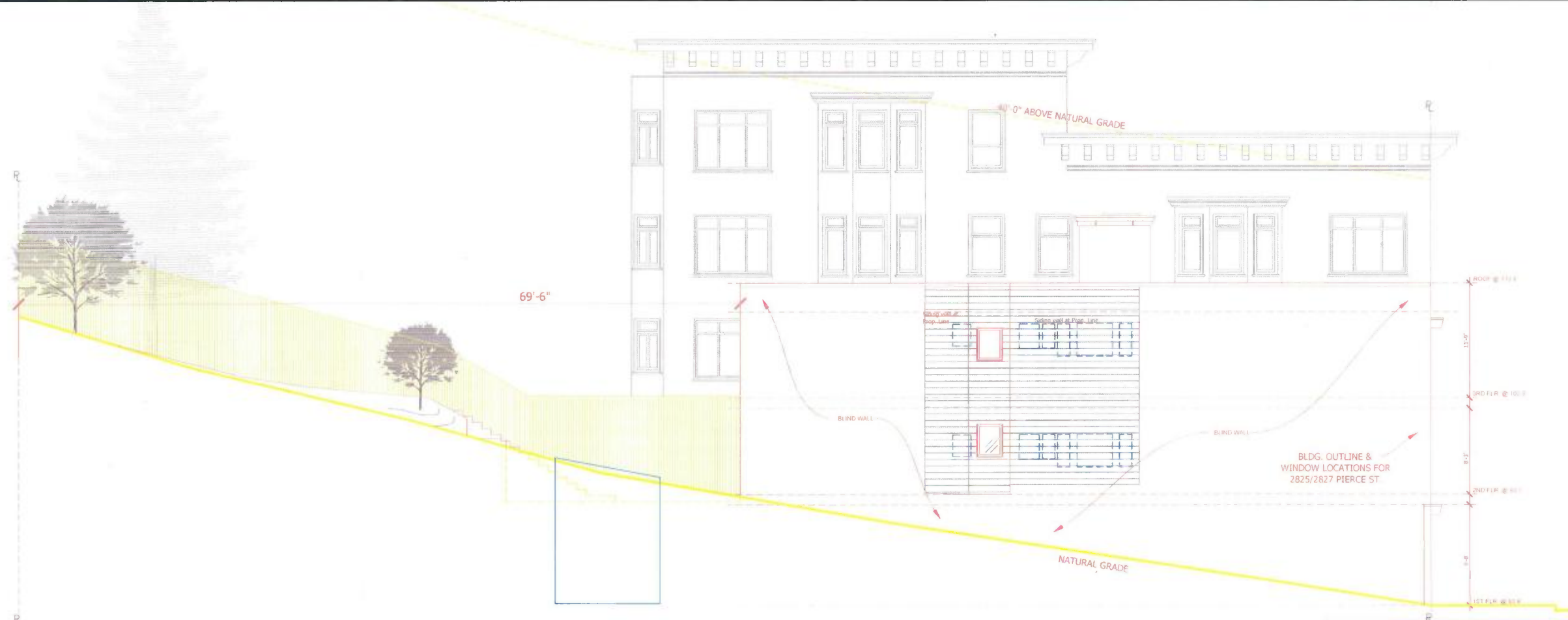
SCALE: AS NOTED

REVISED REAR ELEVATIONS

B2.2



1 PROPOSED SOUTH ELEVATION
N.T.S.



2 EXISTING SOUTH ELEVATION
N.T.S.



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18
10.24.18
12.09.18

DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

REVISED SOUTH ELEVATIONS

B2.3

Received at CPC Hearing 12/13/18
D. Winslow

2831 PIERCE STREET: PROPOSED CONDITIONS

- The rear pop-out shall be eliminated at all levels except the below-grade garage level.
- No portion of the building envelope above the below-grade garage level shall extend to the rear beyond the building line of the adjacent property at 2823-25-27 Pierce Street, with the exception of bay windows not exceeding the length and width of the bay windows at 2823-25-27 Pierce Street.
- The front façade will be lowered to be no higher than 2823 Pierce Street's existing front deck railing.
- The project shall use only transparent material for any portions of the front deck that are taller than 2823 Pierce Street's existing north side (abutting side) front deck railing.
- The 5 windows in the south-facing ^{4th floor} lightwell shall be frosted or otherwise treated or located (e.g. clerestory) to preserve privacy for both homes.

D. Wislow

Good evening Commissioners,

Jerry Dratler for Ozzie Rohm and San Francisco Land Use Coalition

The proposed project is a huge monolithic structure that is a menace to the surrounding neighbors as evidenced by the DR filed by the neighbor in the back. But more importantly, this will cause the existing tenants to lose their homes and that's why we're here.

According to the plans, every floor of this building will undergo an extensive remodel. Not only the remodel would require the tenants to move but also one unit will lose 140 square feet.

Overhead please!

SCOPE OF WORK:

HORIZONTAL & VERTICAL ADDITION TO A 3 STORIES, 2 UNITS RESIDENTIAL BUILDING TO BECOME 4 STORIES, 3 UNITS RESIDENTIAL BUILDING.

FLOOR AREA CALCULATION (GROSS):

FLOOR	EXISTING	PROPOSED	TOTAL
<u>1ST FL:</u>			
COMMON AREA	801 SF	+860 SF	1661SF
UNIT# 434	40 SF	-40SF	0 SF
UNIT# 436	61 SF	-61 SF	0 SF
<u>2ND FL</u>			
COMMON AREA	0 SF	+270 SF	270 SF
UNIT# 434	1171 SF	+113 SF	1284 SF
<u>3RD FL</u>			
COMMON AREA	0 SF	+270 SF	270 SF
UNIT# 436	1212 SF	-140 SF	1072 SF
<u>4TH FL</u>			
COMMON AREA	0 SF	+187 SF	187 SF
UNIT# 436A	0 SF	+871 SF	871 SF
<hr/>			
TOTAL LIVING	2,383 SF	+844 SF	3,227SF
TOTAL COMMON	902 SF	+1,486 SF	2,388SF
<hr/>			
TOTAL:	3,285 SF	+2,330 SF	5,615SF

BEDROOM AND BATHROOM COUNT:

UNIT #	BEDROOM	BATHROOM	KITCHEN
UNIT# 434	3	2	1
UNIT# 436	2	2	1
(N) UNIT# 436A	2	2	1
<hr/>			
TOTAL	7	6	3

This doesn't even include the impact of the added two floors. You may recall that according to the DBI's testimony in April, if the configuration of a vertical addition is not the same as the floor below, it will require opening up the walls and ceilings of the lower floor to ensure that they could bear the new added load. So even if the owner does not touch the existing tenant occupied units, the added new 3rd and 4th floors will certainly require extensive work on their units.

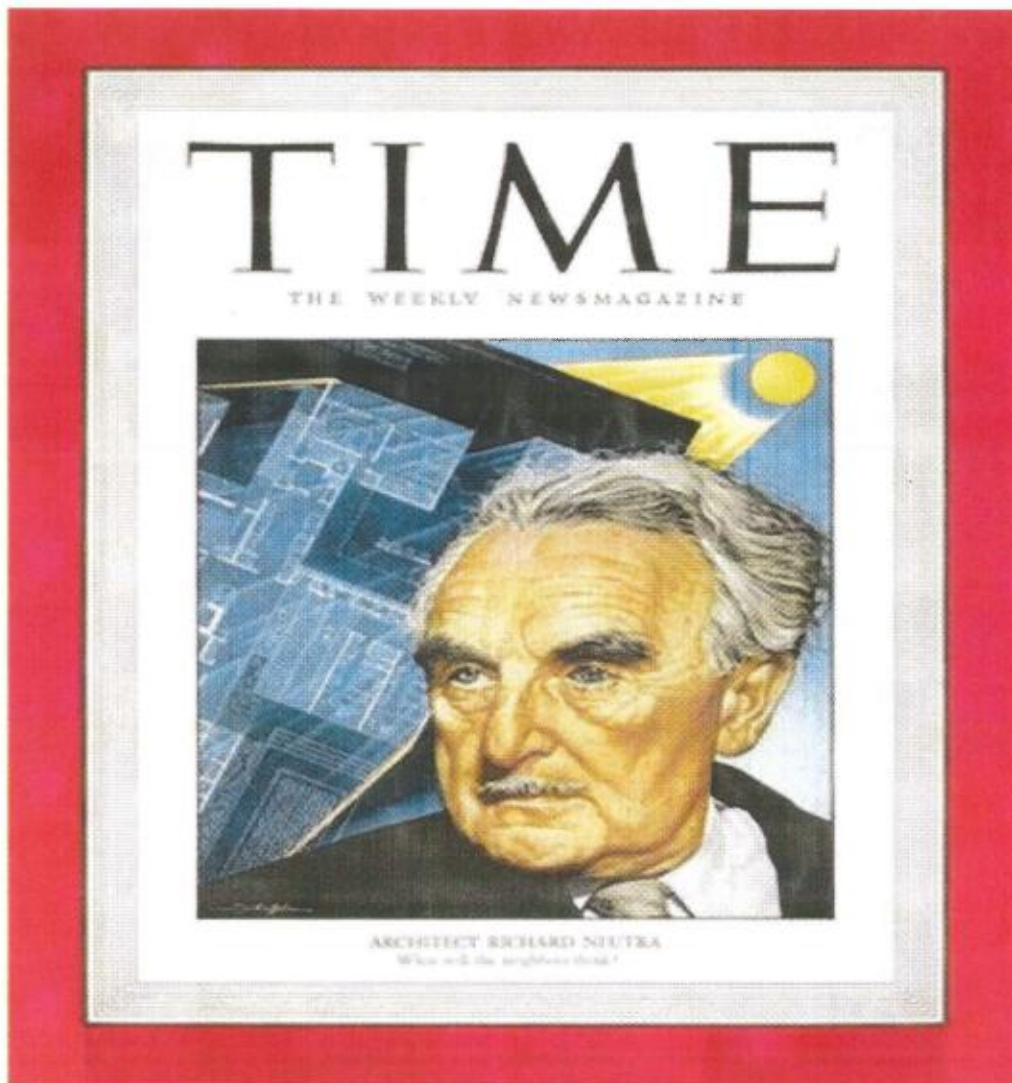
The inevitability of the tenants' displacement is reason enough for you to take DR and reject this project altogether. But even if there were no tenants involved, an extension that involves 18 feet into the mid-block open space with 2 additional floors should be rejected because it is out of scale and too massive for a block that is mostly made up of homes that are ONLY 2 floors above garage.

We don't believe for one second that these additional two floors won't be visible from the public right of way on 20th Avenue. Just because the architect draws a line showing a 5-foot person won't be able to see much of these added floors, it doesn't mean that an average San Francisco resident that is much taller than 5 feet won't be able to see them.

To sum up, we urge you to take DR and reject this project altogether because it will cause the displacement of rent controlled tenants and is out of scale and character in this block and neighborhood.

Received at CPC Hearing 12/13/18
J. Horn

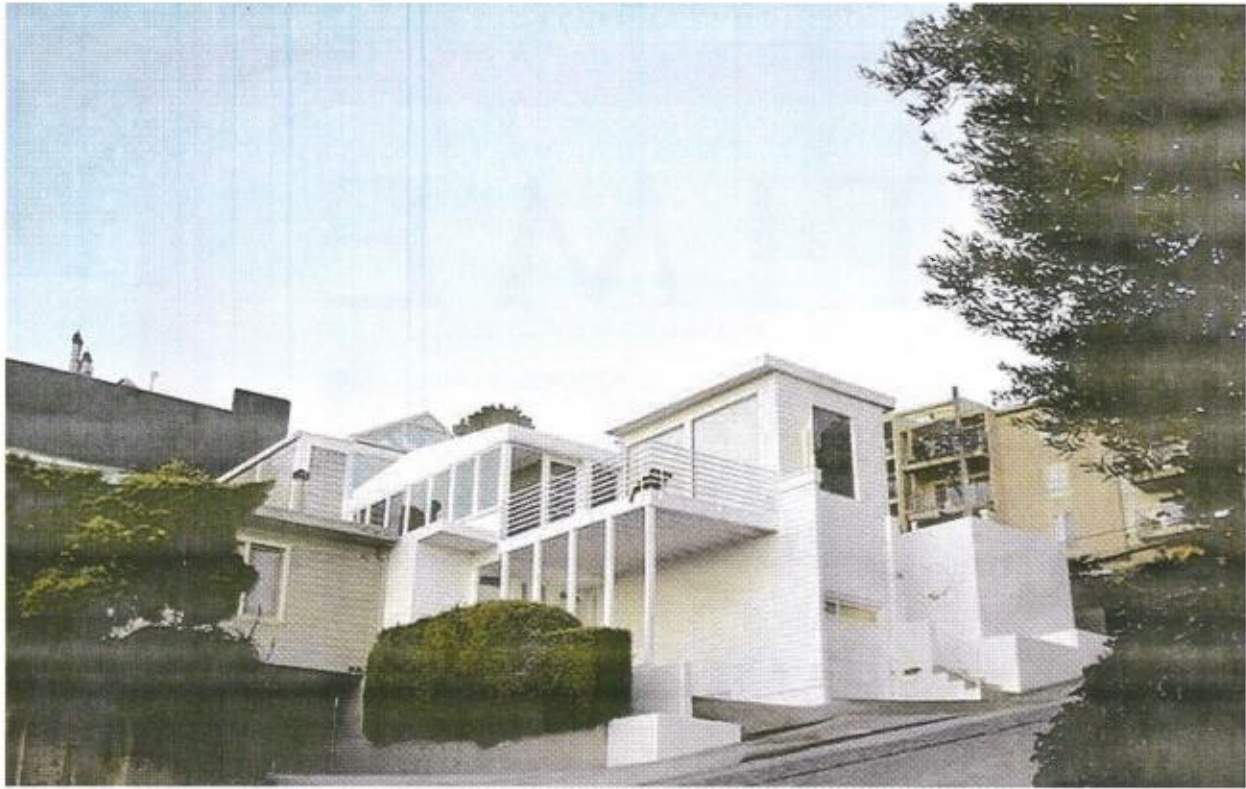
49 Hopkins Avenue, Largent House designed by Richard Neutra



When *Time* magazine put Richard J. Neutra on the cover of its August 15, 1949, issue, the Austrian-born architect had been **designing astounding modernist houses for more than 20 years**—houses, *Time* said, with "broad, glassy brows" and "spaciousness and compactness combined." Neutra (1892–1970) was a prophet of clean, crisp modernism, and his houses, most of which were built in California, have inspired countless architects and emboldened preservationists in an area of the country notoriously quick to raze landmarks. And why not? As *Time* eloquently observed, "**Their beauty, like that of any sea shell, is more than skin-deep—practical, not pretentious.**"

Prepared by J. Dratler Dec. 13, 2018

49 Hopkins Avenue, Largent House



- All that remains of Largent House is a portion of the garage per the DBI NOV. No calculations are required to determine the demolition of Largent House was illegal.



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201709144
DATE: 04-OCT-17

ADDRESS: 49 HOPKINS AV
OCCUPANCY/USE: 0

BLOCK: 2799 LOT: 042

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: 49HOPKINS LLC
MAILING 49HOPKINS LLC
ADDRESS PO BOX 1298
WINTER PARK FL

PHONE #: --

32790

PERSON CONTACTED @ SITE: 49HOPKINS LLC

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

Following a complaint and a site visit and a review of plans, it appears the scope of demolition has been exceeded. The entire house has been demolished, except for the garage area. Approx 10'W x 14'L x 10'H.
Code/Section: 106.1.1; 106.4.7; 106.4.4; 102.1

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 415-575-6985
 - FILE BUILDING PERMIT WITHIN 15 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
 - OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
 - CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- Property owner filed for a demolition permit on December 7, 2017 two months after the house was demolished.
- Another example of a developer asking for permission for an illegal act after the illegal act was committed. The developer's motive is to earn millions from building a house four times larger than the 927 sq. ft. house they demolished. Is this a behavior the Planning Commission wants to encourage? Approving the proposed plans would send that message.

1. The Largent House illegal demolition is no different from 655 Alvarado Street where the Commission approved construction of a replacement structure with the same physical attributes of the structure that was illegally removed.
2. If the Planning Commission approves this project and does not imposed restrictions on the new construction, it is sending a strong message that existing building and planning codes prohibiting unpermitted demolition can be ignored and there are no consequences.
3. The architect is an experienced professional and has not been honest and transparent about important facts.
 - Architect Askew claimed the existing structure was three stories when it was one story over garage, and the application showed Ross Johnson to be the property owner when the house was deeded to a corporation. This may explain why Architect Askew was unwilling to attest to the accuracy of the application and sign it.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

_____ Signature		Yakuh Askew _____ Name (Printed)
Architect _____ Relationship to Project <small>(i.e. Owner, Architect, etc.)</small>	4159201839 _____ Phone	yakuh@ya-studio.com _____ Email



San Francisco
Planning

CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: 49 Hopkins LLC
Address: P.O. Box 1298
Winter Park, FL 32789
Email Address: arglending@gmail.com
Telephone: 415-377-3341

Applicant Information (if applicable)

Name: Yakuh Askew Same as above
Company/Organization: YA studio
Address: 777 Florida Street, Suite 301
San Francisco, CA 94110
Email Address: yakuh@ya-studio.com
Telephone: 4159201839

Please Select Billing Contact: Owner Applicant Other (see below for details)
Name: Ross Johnson Email: arglending@gmail.com Phone: 415-377-3341

Please Select Primary Project Contact: Owner Applicant Billing

Project Features	
	Existing Unit(s) (Count)
Dwelling Units - Affordable	0
Hotel Rooms	0
Dwelling Units - Market Rate	1
Building Number	1
Stories Number	3
Parking Spaces	1
Loading Spaces	0
Bicycle Spaces	1
Car Share Spaces	0
Public Art	0
Other	0

4. There is very little public information regarding the corporate ownership of Largent House.
 - We know the agent for service of process for the corporation is Mark Brown, an associate broker at Brown and Company Realty owned by developer Tim Brown. A form from the CA. Secretary of State is attached.
 - We know that a second corporation controlled by Tim Brown loaned the property owner \$350,000 to purchase Largent House on the day the transaction closed through a deed of trust and assignment of rents. The deed of trust requires the owner of Largent House to promptly restore any building that is damaged or destroyed. The deed of trust document is attached.

5. It is my sincere hope that the Planning Commission will require the property owner to rebuild Largent House exactly as it existed in 1936.

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.

201701310041 49HOPKINS, LLC

Registration Date: 01/03/2017
Jurisdiction: CALIFORNIA
Entity Type: DOMESTIC
Status: ACTIVE
Agent for Service of Process: MARK BROWN
775 MONTEREY BLVD
SAN FRANCISCO CA 94127
Entity Address: 775 MONTEREY BLVD
SAN FRANCISCO CA 94127
Entity Mailing Address: PO BOX 1298
WINTER PARK FL 32790
LLC Management: One Manager

A Statement of Information is due within 90 days of registration and then EVERY ODD-NUMBERED year beginning five months before and through the end of January.

Document Type	↑↓ File Date	↑↓ PDF
REGISTRATION	01/03/2017	

* 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](#).

[Modify Search](#)

[New Search](#)

[Back to Search Results](#)

RECORDING REQUESTED BY:

Old Republic Title Company

ESCROW NO.: 0224041627

APN: 2799-042 *

Situs: 49 Hopkins Avenue *

WHEN RECORDED MAIL TO

TABNotes, LLC
775 Monterey Blvd.
San Francisco, CA 94127

20179K39621300005

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K396213-00

Acct 5002-Old Republic Title Company

Thursday, JAN 19, 2017 08:44:23

Ttl Pd \$45.00 Nbr-0005537283

oar/RE/2-5

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Deed of Trust and Assignment of Rents

This Deed of Trust, made this 17th day of January, 2017, between 49Hopkins, LLC, a California limited liability company, herein called TRUSTOR, whose address is PO Box 1298, Winter Park, FL 32790, Old Republic Title Company, a California corporation, herein called TRUSTEE, and TABNotes, LLC, a California limited liability company, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in San Francisco County, California, described as:

See "Exhibit A" attached hereto and made a part hereof.

In the event the herein described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable.

Together with the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$350,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said

Deed of Trust and Assignment of Rents

Page 1 of 4

property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien of charge thereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as

"the person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.


(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

49Hopkins, LLC, a California limited liability company

By: 
Ross Johnston, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On January 17, 2017 before me, N.J. Shanta a Notary Public, personally appeared Ross Johnston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: N.J. Shanta
(Typed or Printed)

(Seal)





State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
JAN 22 2016

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This Space For Filing Use Only

1. LIMITED LIABILITY COMPANY NAME
TABNOTES, LLC

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER **201522510369**

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.
 If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE CITY STATE ZIP CODE
14 Precita Avenue San Francisco CA 94110

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5 CITY STATE ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE CITY STATE ZIP CODE
14 Precita Avenue San Francisco CA 94110

Name and Complete Address of the Chief Executive Officer, if Any

8. NAME ADDRESS CITY STATE ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary)

9. NAME ADDRESS CITY STATE ZIP CODE
Timothy Brown 775 Monterey Blvd, San Francisco CA 94127

10. NAME ADDRESS CITY STATE ZIP CODE

11. NAME ADDRESS CITY STATE ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California address. A P.O. Box is not acceptable. If the agent is a corporation, the agent must have an file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
Allison Surowitz

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE
14 Precita Avenue San Francisco CA 94110

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Real estate

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.
1-20-2016 **Allison Surowitz** **Company Counsel**
DATE TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM TITLE SIGNATURE

APPROVED BY SECRETARY OF STATE



Received at CPC Hearing 12/13/18
J. Horn

SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 13, 2018

Record No.: 2017-016050CUA
Project Address: 49 HOPKINS AVENUE
Zoning: RH-1 (Residential- House, One Family District)
40-X Height and Bulk District
Block/Lot: 2799/042
Applicant: Yakuh Askew
Y.A. Studio
777 Florida Street 94110
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org
Recommendation: **Approve with Modifications and Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

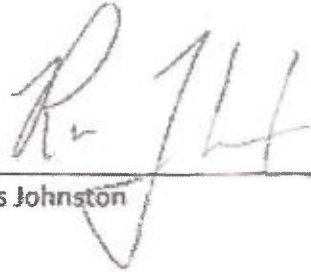
Planning
Information:
415.558.6377

Since the publication of the Case Report, three submittals have been received on this item, which are attached:

- A signed affidavit from the property owner, Ross Johnston
- A signed affidavit from Ken Guan, the sole proprietor of general contractor for the project
- A letter of opposition from Georgia Schuttish

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.



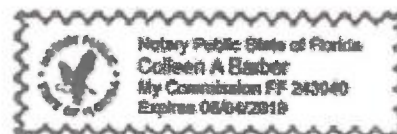
Ross Johnston

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.



Colleen A. Barber
Notary Public



AFFIDAVIT OF KEN GUAN

I, Ken Guan, declare as following:

1. I am the sole proprietor of KG Construction who is the general contractor for the project at the property located at 49 Hopkins Avenue (the "Property"). I make this declaration based on my work on the project at the Property. If called as a witness, I would competently testify under oath to the following facts, all of which are within my own personal knowledge and which I believe to be true.
2. I am a licensed general contractor in the State of California. My general contractor's license number is 855060. I have held this license since 2/28/05.
3. I am a licensed engineer in the State of California. My engineering license number is C63472. I have held this license since 6/14/02.
4. I have worked in the City of San Francisco as a general contractor and engineer for 15+ years and have established a reputation with DBI staff, clients, and workers as a skilled construction professional with integrity, ethics, and meticulous attention to detail.
5. In July 2017, I was contractually engaged by Ross Johnston, the Managing Member of 49 Hopkins LLC, to serve as the general contractor for the renovations at the Property pursuant to the DBI approved and stamped architectural plans and structural engineering plans dated June 22, 2017 (the "Project"). The approved plans called for extensive alteration of the existing structure and the addition of a third story.
6. In August 2017, I began work at the Property.
7. The approved structural plans called for the removal of: (1) the entire pool house and all structural elements supporting the pool house; (2) portions of the eastside concrete masonry unit ("CMU") wall; and (3) the front CMU wall.
8. The approved structural plans called for maintaining several structural elements of the existing building: (1) portions of the east side CMU wall; (2) portions of the existing second story kitchen floor; (3) portions of the existing framing above the garage; and (4) portions of the westside wall at the bottom of stairs leading to the front entrance.

9. I, and I alone acting as a responsible, conscientious construction professional, made time-critical life-safety decisions in the field to remove various existing structural elements that were compromised and posed a risk to construction workers. As a licensed engineer and general contractor, my professional code of conduct demands that my number one priority be SAFETY. For the reasons described in this affidavit, the significant structural integrity issues I encountered in the field required IMMEDIATE action to prevent injury or death to construction workers or future occupants of the approved home.

10. In my professional opinion, the structural elements I removed would have had to be removed under any circumstance since the existing structural elements were badly compromised and could not structurally support the three-story home in the approved plans. I appreciate that in hindsight it may seem like the sequencing of events in the field could have been different and that I could have contacted DBI inspectors, the approving structural engineer, the approving architect, and the owner before commencing work differing from the approved plans. I did not feel I had the luxury of time given the safety realities that needed to be immediately addressed before someone was seriously injured on the site.

11. To provide context for the construction realities on the job site, deconstruction of the existing structure had to be performed in a manner that effectively "reverse-engineered" the original construction. Demolition planning had to be well-conceived, precise, and meticulous since the lot itself was irregularly-shaped, sloped, on a corner, and had limited access for heavy machinery. In addition, the existing building and pool house were built in a highly complex, integrated structural fashion involving cinder block foundations, long strands of horizontal and vertical re-bar, concrete-masonry walls, and steel framing, not to mention large sheets of glass suspended more than 25' in the air.

12. The complexity of the initial demolition work required that the vast majority of it be done by hand. Highly-skilled professionals required more than six weeks of precise work to remove the steel pool house frame, pool house glass panels, sheet glass walls, and concrete masonry walls given the heights involved and integrated structural components. To safely remove the large sheet glass windows/walls of the pool house, for example, platforms had to be erected to lower the glass down, piece-by-piece, once detached from the structure. Removal of the pool house frame required the torching of the steel structure, one structural member at a time.

13. The eastside wall of the pool house approved for removal was a CMU wall made of stacked cinderblocks with long strands of integrated rebar running throughout. Consequently, the cinderblocks had to be removed block by block and the strands of rebar had to be carefully cut to enable safe removal.

14. The approved structural plans called for maintaining several structural elements of the existing building that I removed: (1) portions of the east side CMU wall; (2) portions of the existing second-story kitchen floor; (3) portions of the existing framing above the garage; and (4) portions of the westside wall at the bottom of stairs leading to the front entrance. I consciously removed these compromised structural elements given the following field conditions:

- a. The approved structural plans assumed that the entire eastside wall was constructed of solid concrete. It turned out that the entire eastside wall -- both the portions approved for removal and portions expected to remain in place -- was constructed of cinderblocks with long strands of rebar running throughout. In my professional opinion as both a licensed general contractor and licensed engineer, the eastside CMU wall was not structurally sufficient to support the approved three-story house. The eastside CMU wall would have had to be removed and replaced under any circumstance to support the three-story home in the approved plans. I fully understood that revised structural plans would need to be submitted to DBI prior to any construction.
- b. Pursuant to the approved plans, portions of the second-floor kitchen floor were to remain. The second floor was finished with granite tile throughout, including the area above the garage and the kitchen. A portion of the second floor also had laminate wood flooring, adhered directly on top of the granite tile. Upon removal of the granite tile, I discovered that the second floor was constructed of three inseparable layers: (1) granite tile on top; (2) 2-3 inches of solid concrete under the granite tile; and (3) plywood subflooring attached to the concrete with chicken wire. In addition, the subfloor and framing underneath had extensive dry rot and water damage and was not structurally sound to hold the 2-3-inches of solid concrete 11 feet in the air. When attempting to remove the granite tile I had to remove all three layers because they were inseparable. I fully understood that revised structural plans would need to be submitted and approved by DBI before any construction.
- c. The approved Project plans called for retaining portions of the existing structural framing above the garage. The approved plans assumed the

existing framing was constructed with 2x10 joists that could be incorporated into new 2x10 framing detailed in the approved plans. Upon exposing the existing framing during demolition, I saw that the existing joists were actually 2x4s and 2x6s, neither of which met today's Building Code requirements. Furthermore, the existing framing was charred. I learned from neighbors that the charring likely resulted from a fire at the Property in the 1950s or 1960s. The garage framing supported the second floor's layering of granite tile, 2-3 inch slab of solid concrete, and subfloor. As a result of the charred framing and its non-code compliant size, I believed that the garage framing posed an imminent life safety hazard to construction workers, particularly because a slab of solid concrete was suspended 11' in the air with little structural support while my crew was working underneath. I understood that revised structural engineering plans would need to be submitted to DBI prior to any construction.

- d. Portions of the westside wall at the bottom of the stairs leading to the front entrance were to remain pursuant to the approved plans. Upon commencement of work, I discovered that the westside wall at the base of the steps to the westside entrance had no foundation. The studs of that westside wall went straight into the ground. Because there was no foundation and the studs were directly exposed to the weather, they were severely compromised with dry rot. Since the existing studs were compromised, I knew they would not structurally support the approved three-story home. As such, I made the decision in-the-field to remove the westside wall. I understood that revised structural engineering plans would need to be submitted to DBI prior to any construction.
- e. The windows on the eastside wall of the second floor were to remain pursuant to the approved plans. Upon commencement of work in-the-field, I discovered those existing windows were not functional or usable and made the field decision to remove them.

15. I fully acknowledge that I undertook work beyond the scope of the approved plans. The excess work was performed solely for life safety reasons. I feel like I did the right thing in placing SAFETY over process when I was faced with field conditions that required immediate attention to avoid serious injury or death to my crew or future occupants. It continues to be my professional opinion as a licensed engineer and licensed general contractor that the eastside CMU wall, the framing related to the kitchen area, the framing above the garage, and the west side wall were structurally compromised and insufficient to support the three story home in the approved plans. Because those compromised elements presented

imminent safety dangers and could not remain in place under any circumstance, I made the reasoned decision to remove them.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 7th day of December 2018 at San Francisco, California.



Ken Guan

Horn, Jeffrey (CPC)

From: SchuT <schuttishtr@sbcglobal.net>
Sent: Friday, December 07, 2018 4:42 PM
To: Horn, Jeffrey (CPC)
Cc: CPC-Commissions Secretary
Subject: 49 Hopkins 2017-016050CUA

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

Dear Jeff,

Good afternoon. I do not think that forgiveness should be given. Alvarado and States are the template.

Based on the Staff's recommendation though I understand this may not be the case.

I cannot be at the hearing, due to a family matter.

If I could be there I would encourage the Commission to consider this issue of this project being flipped, that it is likely to be a speculative project, in addition to the egregiousness of the situation that this Project Sponsor created with the illegal demolition.

The Commission has considered this issue of speculation in approving other demolitions — demolitions that were approved prior to the work, not after the obliteration — in a previous approval motion.

I am thinking specifically of 439 Alvarado, DRA-0358. See basis for recommendation #2 of that Approval Motion.

This was a Mandatory DR in 2014. As you know Mandatory DRs are now CUAs.

This Project Sponsor for Alvarado Street followed the rules. This one on Hopkins did not.

Whatever happens I hope that the Commission will deal with the issue of speculation.

I hope that you can please mention this email in your Staff Report next week. I am surprised that there are no written comments from the public in the packet, but please consider this one and the "speculation issue" as well as the "forgiveness issue" in your presentation next week.

Thank you and have a nice weekend.

Sincerely,

Georgia Schuttish

Sent from my iPad

V. Flores

To The Board and All Interested Parties,

Thank you for this opportunity to address my experience living next to the bars known as Copyright and Trademark.

As a previous neighbor to Copyright and Trademark bars--perhaps their closest neighbor, being less than 20 feet from their establishment--I am taking time away from a very busy schedule at work to contest the Conditional Use Authorization application that was submitted by the bars and their owners.

My partner and I eventually moved because of the constant sound and stress coming from the bar. It was inescapable. I had only lived in that apartment for a year and a half, but my partner lived there for 8 years. We didn't want to move. We had relatively affordable rent and a good relationship with our landlord. But we ultimately feel like we were pushed out of our home by a business, and that hurts.

Previously, the patio belonged to El Capitan and Radius restaurants. We didn't even know patrons had access to it because it was hardly used (see drone photo). This is a much different case for Copyright and Trademark, who claim their patio use is not changing from previous establishments. After the new bars moved in, the patio would frequently fill up with 50+ patrons, all cheering for a sporting event, drinking beer bong, and banging on cowbells. On one occasion, they had a very loudly amplified karaoke party. Being home during this, much less working from home, relaxing, or sleeping, was impossible.

The owners did not go through the appropriate City channels before or after opening their business. In fact, they stated that they would rather NOT go through the appropriate channels as it will cost and take too long--which they stated in an email, which I have attached.

I contacted the bar owners almost immediately after their opening night back in April 2017 about the sound coming from their patio. After a month or so of back and forth but no action, I suggested mediation through communityboards.org. The owners replied on June 27, 2017, saying they would go to mediation, but they actively discouraged us from seeking it, stating mediation is not useful and that they would work with us to soundproof. We accepted their good faith offer, though I wish we had not.

From here, we offered the contact of a friend of ours who is an architect, but nothing came of that. For the coming year, we would be stuck calling in noise complaints and complaints to the SF Planning Department and Entertainment Association, as well as complaining to the bars' owners.

The owners of Copyright and Trademark didn't install or attempt to rectify any soundproofing on their patio until I visited city hall in person back on April 6th, 2018. They began meager efforts to

soundproof only days after I sought help from the city, but still took months to implement. See attached emails.

Even after the Planning Department enforced a violation against the bars for not obtaining a CUA, back in August 2017, AND all throughout their application for a CUA, the bars continued to use their patio. We have videos of this. When they realized we could document their patio use, they put up a tarp to block our view, and hid tables out of view behind the tarp. They still also occasionally held events on the patio during this time. We called in noise complaints each of the times there were significant events--but not when there were only a few patrons out there. The dates of these events and CAD numbers are also recorded on the documents I'm submitting. This continued until the day we moved out, and probably beyond.

We also believe the owners of Copyright and Trademark followed through on a threat to contact our landlord and encourage her to raise our rent on us and let their employees move in to our apartment. Our landlord confirmed they contacted her, but not what they said. When we moved out, our landlord reached out to the owners of the bar first thing to see if they would follow up on their suggestion.

Even after all of this, I believe the owners of Copyright and Trademark were merely trying to save on operating and startup costs. I do not believe they acted maliciously, but I do believe they were negligent and inconsiderate.

If you look at who is in support of the patio, it is largely patrons and friends of the owners of Copyright and Trademark. Those who are against it are all of the surrounding neighbors, including those on Hallam St.

In closing, if you approve this CUA, the new tenants in three of the units at 108 Langton, and all other tenants in the area, will be greatly negatively impacted. We moved because the sound coming from the bar patio was too much, even after they stop using it so frequently. If you approve this CUA, our previous landlord will likely need to lower rent and disclose the sound of the bar before she can rent her units. I understand the bars' business model included access to a patio, but I do not believe that neighbors should bear the consequence of a business failing to do adequate research, planning, and coordination. San Francisco is already hard enough to live in; please don't approve this CUA and make it harder for everyone near Copyright and Trademark to live peacefully.

Thank you for your time and consideration.

-Joshua Herbert
720-436-9053
joshherbert@gmail.com



Karla Ortiz <iconophobic@gmail.com>

Re: Copyright & Trademark patio noise

Kingston Wu <kingston@gmail.com>
To: Karla Ortiz <iconophobic@gmail.com>
Cc: Joshua Herbert <joshherbert@gmail.com>

Mon, Sep 18, 2017 at 10:10 PM

Hi Karla and Joshua

Corporate tax return season is over and I'm back online.

Good news. I've been putting pressure on the original contractor I lined up, to build the sound wall. If you recall, this was the same contractor that I had reached out to when you first contacted us about the noise. He was ready to do work then but we got sidetracked with your architect friend (he still hasn't responded) and the design process around building an enclosure for the patio. Our delay caused our project to fall to the bottom of his to-do list.

The city, when asked about the greenhouse enclosure, said that we have to keep 25 of our property exposed to the sky. My only solution to abate the noise is now back to my original idea of building the sound wall. Even prior to getting this final ruling, I tried to get time on the contractors schedule... and now we are tentatively set for early October.

Please keep your fingers crossed that there are no further delays. I've been reminding the contractor weekly to keep him on the hook.

The city, based on your calls, have been alerted to our interest in construction. I fear that if they are involved further, they'll stop the sound wall from being built (there are other city rules around walls that go up more than 10 ft). I have worked out a plan with the contractor to help qualify the sound wall other than a sound wall, but I would really not have to go through the special permitting process. This will likely set our construction start-tie back another few months.

Let me know if you have any questions.

-Kingston

On Fri, Aug 25, 2017 at 8:11 PM, Karla Ortiz <iconophobic@gmail.com> wrote:
Wow! Thanks for the lightning fast response!

Again thank you so much for the continued communication, we truly do appreciate it!

Have a lovely night and here's hoping tomorrow goes excellently for all of us!

Take care!

K

On Fri, Aug 25, 2017 at 7:58 PM, Kingston Wu <kingston@gmail.com> wrote:
Hey Karla

Thanks for the feedback. See below for the items I'll get rolling ASAP:

On Fri, Aug 25, 2017 at 7:36 PM, Karla Ortiz <iconophobic@gmail.com> wrote:
Hello Kingston,

Thank you so much for your ongoing communication! We hope to go to the rally, but I may need to stay home and work (boo). I work for the film industry and sometimes I get the call for weekend work.

I read what the architect sent, but I also am not certain what they mean. It seems to be that they are saying your patio takes up 25% of the entire property, tho I'm not sure what the " required setback " is.

Still looking to resolve this question - architect believe this means that we have to leave 25% of the square footage of the property line 'uncovered' I don't know why this rule exists, so we are investigating.

Hopefully, it'll work out though, and we're all super stoked a greenhouse like covering is in the works!

Yes, coving the patio would give us more opportunity to use the space throughout the year. The plan makes more and more sense, especially if the city says that we cannot use 'soft' surfaces (i.e. canopy) to cover the space.

12/13/2018

Gmail - What it's like to eat dinner next to Trademark.

I have already messaged the cleaners about being quieter during their cleaning (they don't speak English - I messaged them specific instructions this afternoon). I've also forwarded my partner this email- WD40ing the patio shed door is an easy fix we would happy to do as quickly as possible.

-Kingston

On Wed, Mar 28, 2018 at 6:13 AM, Joshua Herbert <joshherbert@gmail.com> wrote:
[Quoted text hidden]

--

Kingston Wu

--

-Joshua



Karla Ortiz <iconophobic@gmail.com>

What it's like to eat dinner next to Trademark.

Joshua Herbert <joshherbert@gmail.com>
To: Kingston Wu <kingston@gmail.com>
Bcc: iconophobic@gmail.com

Fri, Apr 6, 2018 at 3:43 PM

Kingston,

Thanks again for the candid update and info. Sorry for the continual delayed responses, as you can imagine I have been busy with family.

I'll try keep this communication short, since we're both always short on time.

You mentioned city code is actually blocking you, and after a year of our back and forth, I feel it's time for appropriate mediation and escalation of resources. As such, I have just returned from City Hall where I spoke with Jane Kim's office, the Planning Department, and the Entertainment Commission. I asked about solutions for soundproofing, as well as outdoor activity space regulations, "back yard" code, and the potential for each department to act as a mediator for us. All three departments were helpful and cognizant of both our needs as residents and your needs as a small business. In the coming weeks, as we get the ball rolling, I expect many more communications coming through.

I'm confident we'll figure something out when it comes to fixing the amphitheater-like setup of the patio at Trademark & Copyright. I appreciate your looking into things and communicating with us, and I sincerely hope we're able to come up with a viable solution that meets both of our needs.

Best regards,
-Joshua

On Wed, Mar 28, 2018 at 11:11 PM, Kingston Wu <kingston@gmail.com> wrote:
Hey Josh

Sorry to hear about your loss.

Sound proofing the way you and Karla picture, is not an option based on what I've learned. I feel like I've mentioned this before, but in the chance I haven't been clear, here is a summary of what I've been told:

1. Enclosing the patio in any fashion, with a permanent fixture, is not allowed by the city. 25% of the property must be exposed to the sky, which is pretty much the area of the patio. I've had two architects look into this and both came to the same conclusion; no patio enclosure can be built
2. The second option is a sound wall. There are concerns about the ability to put a wall THAT high a wall which greatly complicates the permitting process. This is the reason we wanted you to meet with the General Contractor last year - to understand what he needs to do and its potential impact on your view. But that meeting couldn't happen.
3. Our final duct-tape option is to purchase and erect a temporary 800sf half tent - which I alluded to my prior email. As you know, a tent is only a waterproof canvas that won't really provide much sound insulation unless we're able to somehow engineer a 'bolt on' piece to that tent. This is the path I'm looking into now, which we hope to couple with white noise-generating speakers, to reduce the sound. Doesn't seem like it'll fully work though...

My partners feel that it isn't worth spending \$10,000 buying the tent which may not solve the sound issue. While I've difficulty getting support for the tent option, all the partners erupted in support of buying out your apartment. A two bedroom two bath three/story unit for less than \$3,500 is a steal, and many of the partners would be interested in paying more.

I'm going to try to push the tent option despite uncertain outcome. Meanwhile, I'm guessing they'll continue to explore the buy out with Ms. King.



Karla Ortiz <iconophobic@gmail.com>

What it's like to eat dinner next to Trademark.

Joshua Herbert <joshherbert@gmail.com>
To: Karla Ortiz <iconophobic@gmail.com>

Sat, Mar 24, 2018 at 10:31 AM

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

From: **Kingston Wu** <kingston@gmail.com>
Date: Fri, Mar 23, 2018 at 10:24 PM
Subject: Re: What it's like to eat dinner next to Trademark.
To: Joshua Herbert <joshherbert@gmail.com>

Thanks for sharing. I wanted to make sure to ensure that the communication goes both ways.

As you know, I've been passing your emails onto our investor base (in addition to our managers). [REDACTED]
[REDACTED]. One of them, [REDACTED]
[REDACTED] said he would contact your landlord Ms. King, and offer to rent all the units facing our patio for \$3,800-\$4,000/mo . He has some employees that would happily put into your units at subsidized rents. He feels that would be the simplest solutions to both this employee housing issues, as well as neighbor sound issues.

I don't know if he's reached out yet, but thought you should know. [REDACTED]
[REDACTED]

As I've previously said, please call the police department.

PS - I'm not sure if you got the message, but building an enclosure around the patio is not permitted according to two separate architects I've spoke to.

[Quoted text hidden]

--
Kingston Wu

--
-Joshua



Karla Ortiz <iconophobian@gmail.com>

Copyright & Trademark patio noise.

Kingston Wu <kingston@gmail.com>
To: Joshua Herbert <joshherbert@gmail.com>
Cc: Karla Ortiz <iconophobian@gmail.com>

Tue, Jun 27, 2017 at 1:28 PM

Hi Joshua and Karla

Thanks for your email.

Sure, we are happy to attend the mediation event once the information is circulated. Just let us know when you get the notice (in the event that our notice gets lost in the mail) and we can send representatives to the event.

From experience, mediation doesn't do much by the way of actually solving a problem; it's generally better at identifying issues (which we've already identified) and identifying pathways towards resolution (which, again, we've already identified - the erection of a sound barrier/enclosure).

To solve actually solve the problem, I'm proactively looking into awnings and other erectable surfaces that might help to abate noise. Some of these solutions may need to involve getting permits from the city, which will come with its own set of challenges, costs and time time-table. We are in the starting stages of this process, and look forward to receiving any support you can provide.

Alternatively, as you previously told me, if closing a window eliminates the noise (while increasing the temperature of your apartment), it would be helpful if you could take go this route, temporarily, while we identify other work-arounds. I know this is less than ideal as you probably like the open air flow, but as you can imagine, customers like the open airflow around the patio and as I've previously said, we cannot lock our patio doors. We can, however, stop booking patio-based karaoke events.

Outside of the mediation efforts (which I'm still open to having) I think that it would be more helpful to schedule a time for the Department of Public Health and the SF Police, to come on by and explain the code. Perhaps these public agencies will have helpful tips and pointers towards solving the problem as well.

Looking forward to getting this resolved too.

-Kingston

[Quoted text hidden]

--

Kingston Wu

Received at CPC Hearing 12/13/18
V. Flores

Dec. 3, 2018

Veronica Flores, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission St., #400
San Francisco CA 94103

Dear Ms. Flores,

I am writing to oppose the plan at 1123 Folsom St., Trademark Sports Bar.
The Patio in the plan uses the wall of my residence, 1129 Folsom St.
From my bedroom I can hear normal conversation on the other side of the wall where the patio
will be.
The plan also shows an HD TV mounted on the wall of my building just inches from my bed.
Please consider this letter. I will be at the hearing on Dec. 13th.

Sincerely,

Joshua Pryor
1129 Folsom St.
San Francisco CA
94103
415 272-0631

Flores, Veronica (CPC)

From: Anisa King <anisaking@gmail.com>
Sent: Wednesday, December 12, 2018 4:07 PM
To: Flores, Veronica (CPC)
Subject: Fwd: If the bar is too much

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

Hi Veronica,

This is regarding 108 Langton Street being right next door to TradeMark Bar.
Please incorporate in report as documentation of complaints that Anisa received from Karla Ortiz, her former tenant.

Thanks.

Anisa King

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

From: Karla Ortiz <iconophobic@gmail.com>
Date: Sat, Mar 24, 2018 at 7:39 PM
Subject: If the bar is too much
To: Anisa King <anisaking@gmail.com>, Bhanu Renukuntla <brenukun@eng.ucsd.edu>, Blake Rowe <blake.rowe1323@gmail.com>, Kapil Kolhatkar <kapil.kolhatkar92@gmail.com>, Laurel Schwartz <laurel.schwartz@gmail.com>, Pansy Yip <pansy.yip@gmail.com>, Rodolfo Camacho <rodolfo.camachoa@gmail.com>

Hey everyone,

Just wanted to send in a quick reminder, that if the sound of screaming people from the bar is too much, we can all contact the non emergency police number and file a noise complaint.

The address to the bar is 1123 Folsom and here's the phone number:

1 (415) 553-0123

Personally the sound infiltrates our home, and on days like these i cant even be here. These past couple of days have been hell for us even with the windows closed. I can hear the yelling and screaming even from my bathroom. I can't work, can't focus and its just awful.

If the sound is like that for you all as well, do note we collectively have the power to call and file noise complaints. This will be helpful as this pushes the bar to be more conscious of us. Also last we checked, they're not even supposed to operate that patio at that event capacity.

Anyways, hope everyone is doing well and having a good weekend

Cheers,

K

--

Thanks.

Regards,

Anisa King

Mobile: 650-630-1721

Flores, Veronica (CPC)

From: Anisa King <anisaking@gmail.com>
Sent: Wednesday, December 12, 2018 4:08 PM
To: Flores, Veronica (CPC)
Cc: Zara King
Subject: Re: Questionable Bar Developments

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

Anisa King is owner of 108 Langton Street, neighbor to TradeMark Bar.

On Wed, Dec 12, 2018 at 4:04 PM Anisa King <anisaking@gmail.com> wrote:

Hi Veronica,

Here is email from former tenant Karla Ortiz to Anisa King, documenting problem.

Please incorporate it into report.

Thanks.

Regards,

Anisa

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

From: Karla Ortiz <iconophobic@gmail.com>

Date: Thu, Mar 29, 2018 at 3:07 PM

Subject: Questionable Bar Developments

To: Pansy Yip <pansy.yip@gmail.com>, Bhanu Renukuntla <brenukun@eng.ucsd.edu>, Kapil Kolhatkar <kapil.kolhatkar92@gmail.com>, Blake Rowe <blake.rowe1323@gmail.com>, Laurel Schwartz <laurel.schwartz@gmail.com>, Rodolfo Camacho <rodolfo.camachoa@gmail.com>, Joshua Herbert <joshherbert@gmail.com>

Cc: Anisa King <anisaking@gmail.com>

Hello neighbors!

There are some new developments with the bar that we wanted to be absolutely certain were happening before we emailed you all back. I also felt like it warranted a new email chain (apologies in advance for spamming your inbox).

So, many of you know we've been in contact with one of the investors of the bar for about a year now. Communication is not easy sometimes, as he's trying to run his business (with the patio being a feature of it) and we're just trying to mitigate the intense noise that comes from the patio whenever there are major events or large rowdy groups. Nonetheless, communication has been valuable.

We've been calling the police anytime the patio is open past 10, or the levels of noise become completely unbearable. As mentioned in our last email, last we heard from the city, they were

allowed to be just a restaurant with alcoholic options, not two full bars with a patio that acts as a paid event space.

We got so frustrated last week that we contacted the investor we usually talk to. This time around he divulged some information that is a bit shocking to us. We attached the email to this email (redacted is his name).

Here's an excerpt from his email:

"As you know, I've been passing your emails onto our investor base (in addition to our managers). The remaining owners of the business are comprised of about 10 individuals whom I'm not very close with. One of them, who happens to be an owner of a very fast-growing local company, said he would contact your landlord Ms. King, and offer to rent all the units facing our patio for \$3,800-\$4,000/mo . He has some employees that would happily put into your units at subsidized rents.

He feels that would be the simplest solutions to both this employee housing issues, as well as neighbor sound issues.

I don't know if he's reached out yet, but thought you should know. This is not how I would handle things, but he's a little more direct."

So, rather than find solutions to fix the sound from the patio and properly follow city code, they hope to rent out all units that face the bar (B, C & D), kick out tenants, and have bar employees live in our units. The rationale is that their own bar employees won't complain about the noise of their workplace.

This idea of theirs will not work as it's a complex and legally questionable move to force evict neighbors because they complain about the noise. I've also informed Anisa of this and she supports all master tenants within the building. But for me, that the other investors think this is a viable solution, speaks volumes.

I would also appreciate if we kept this communication between all of us for now. If you must share, just please let me know first if possible.

Personally, we're considering a couple options. First, we're seeking legal counsel. Secondly, we're still in talks with the Entertainment Commission and the Planning Department, both of which have found the bar is violating city ordinances. Third, I have a decently large online following as well as contacts to local newspapers. If the bar really moves forward with this and/or continues other shenanigans, worst comes to worst, I'll probably reach out to these communities for support and exposure.

But before all this, we thought to reach out to you guys first :) If you have any ideas, frustrations, other information that may help, please respond to this email thread. We'll navigate this together!

That's all for now. Super sorry for the long email, it's just quite a lot.

Have a wonderful week everyone.

-K

Flores, Veronica (CPC)

From: Dan Brennan <dbrennan@fitbit.com>
Sent: Wednesday, December 12, 2018 6:07 PM
To: Flores, Veronica (CPC)
Subject: 1123 Folsom St. patio event space

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

To Veronica Flores, the SF Planning Commission, and whomever else it may concern:

As of January 1st, 2019, I will be a resident of 108 Langton St., located directly behind the patio at 1123 Folsom St. All of my unit's windows face into the patio area in question, as do those of every unit in the building. I frequent many other establishments in the area, so I am familiar with Trademark & Copyright and their clientele.

When I was considering whether to move into 108 Langton St., I had concerns about the line-of-sight visibility from the patio, as well as noise from the patrons of the establishment, disturbing me in my home. I was assured by the tenant at the time, as well as the owner of the building, that the matter had been dealt with and that my privacy in my home would not be compromised by the patio space. I was inspired by the fact that the community had come together to prevent the patio space from becoming a nuisance.

As a working musician for over 20 years in the Bay Area, I am no enemy of nightlife, of bars, or of fun. I know that SOMA is a vibrant, 24-hour neighborhood. This is one of the reasons I'm interested in living there. That being said, I desire and deserve privacy and respite in my home. The bar at 1123 Folsom St. is already a loud and unavoidable presence in the neighborhood. Due to the sports theme of the bar, the clientele are predisposed (and even encouraged) to engage in boisterous and raucous behavior. There is nothing inherently wrong with this, but having a year-round party raging less than thirty feet from my bedroom window is unacceptable. I will effectively not be able to sleep before 2 am, or have my curtains open, anytime the bar's patio is in use. This is no way to live.

I am unable to attend Thursday's hearing in person, otherwise I'd be present to deliver this statement in person. Thank you for your time, for your attention, and for your service to our City. I trust you will do the right thing and prevent the patio space from being used for events at 1123 Folsom St.

Sincerely,

Dan Brennan
Director of Product Support Management
Fitbit, Inc.

Flores, Veronica (CPC)

From: Anisa King <anisaking@gmail.com>
Sent: Wednesday, December 12, 2018 10:21 PM
To: Flores, Veronica (CPC)
Cc: Zara King; Karla Ortiz
Subject: Re: New Bar Update

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

My concern is that noise is illegal during sporting events, being 30 decibels higher than ambient noise.

On Wed, Dec 12, 2018 at 4:31 PM Anisa King <anisaking@gmail.com> wrote:

My property, 108 Langton Street, San Francisco is next to 1123 Folsom Street, San Francisco, and gets all the elevated sound from the outdoor activity in an existing bar.

On Wed, Dec 12, 2018 at 4:17 PM Anisa King <anisaking@gmail.com> wrote:

Hi Veronica,

Anisa King owns 108 Langton Street, which neighbors TradMark Bar. Noise from the bar has caused my tenants to write to me and complain. Please see message that I received earlier this year and incorporate it in your report.

Thanks.

Regards,

Anisa King
650-630-1721

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

From: Karla Ortiz <iconophobic@gmail.com>
Date: Mon, Jun 12, 2017 at 5:25 PM
Subject: New Bar Update
To: Anisa King <anisaking@gmail.com>

Hello Anisa,

I want to message you today to update you on the new bar that opened up right across the building.

We have been continuing to measure every full fledged sporting event they've had (The Warriors are having the finals) and here are the results.

Using a decibel meter we measured the sound levels produced by the patio. First, with the windows closed, we obtained an average reading of 68- 74 dBA. With the windows open, we obtained an average reading of 75-85 dBA. These are figures from 3 different events in the past week and a half. We are recording the final today as well.

According to San Francisco Police Code 2909(b), commercial property noise shall not exceed 8dba over the ambient, measured from the exterior property plane of the origin of noise source. Minimum ambient is 55 dBA from 7:00 am to

10:00 pm, 45 dBA from 10:00 pm to 7:00 am . This means that during their events (now at 2-3 of them a week from 5:30 pm-10 pm), decibel levels went over the ambient by 5-30 levels.

This is illegal, and it's affecting the health and well-being of us who are in the units closest to the bar (Sean told me it was crazy loud in his apartment before he moved out!). It may mean that renting apt D unit may be difficult, or new tenants may get angry, due to the intense and debilitating noise.

However, APT C is in communication with the bar, and have been in talks with the investors. So far they have been wonderful and may be meeting with them soon to see how to best solve this. I have also been in communication with the police, and they gave great information on what we as a community could do. The key point here is that we have a unified building, because if the business refuses to fix it's noise issues, we may need the help of the whole building. I don't think this will be the case tho, as the people we've been talking to have been really wonderful so far.

Anyway, I wish to keep you informed in all this, as this involves your property and I think you should be informed! :)

Apologies for the lentghy email, and I hope all is extremely well otherwise!

Thank you!

-Karla

--

Karla Ortiz

www.karlaortizart.com

[+1.415.368.1970](tel:+14153681970)

--

Thanks.

Regards,

Anisa King

Mobile: 650-630-1721

--

Thanks.






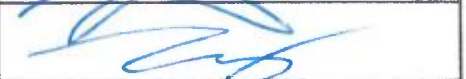






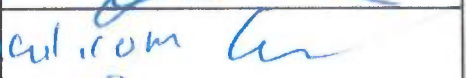




Regards,

Anisa King

V. Flores





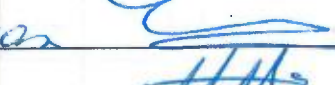

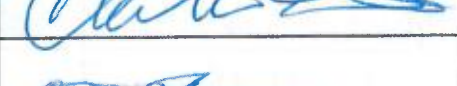

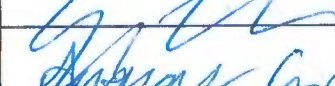


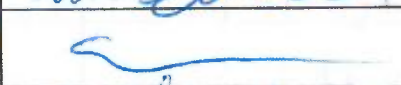


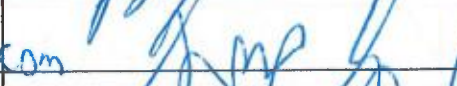
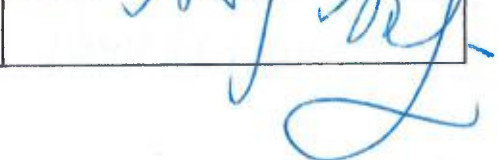
SAVE OUR PATIO!

<p>PETITION SUMMARY</p>	<p>Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!</p>
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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Kevin Cabral	kcabral12345@yahoo.com	
Christa Simone	ChristaSimone@fms.com	
Alexis Lozano	alexisalozano1@gmail.com	
Sara Shalh	Sara G. Shalh @ S Marks	
Sadev Parikh	sagadbrammer@gmail.com	
IAN CHANG	yichang92@gmail.com	
Yasmin Lin	ylin@gnail.com	
Stephen Shelton	Stephen.Shelton@gmail.com	
Rachel Iturza	rachel.iturza@gmail.com	
Rory Brennan	RoryGBrennan@gmail.com	
CHARLES JUAN	Jcharles2017@yahoo.com	
Emily Kim	evkim@spunk.com	
Christine Cho	christinejcho@gmail.com	
Billy Barts	jb2steno2@gmail.com	
FRANK SCHWARTZ	THE RUB9@AOL.COM	
Kevin Biser	Kevin.biser@yahoo.com	
Brianna Ortbals	BriannaOrtbals@gmail.com	


















SAVE OUR PATIO!

PETITION SUMMARY Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Jeff Kay	JeffKay18@gmail.com	
Justyn Williams	justynw24@gmail.com	
Tsega Meshesha	tseganutt@yahoo.com	
Tselal Abrha	tselal@bu.edu	
Yarin Felipentayn	yarinfp@gmail.com	
Robert Regue	robert.regue@gmail.com	
Christina Lin	Christina064@gmail.com	
Dominic Thomas	domo59786@gmail.com	
Gabriella Wejman	gabriella.wejman@gmail.com	
Tony Gravoni	anthonygravoni24@gmail.com	
Shay Rosner	smrosner08@gmail.com	
Brian Sauter	bsund1@gmail.com	
Aden Gottlieb	shkizink@yahoo.com	
Noelica Hernandez	noelicaa@me.com	
Lauren Schumder	lschumder@gmail.com	
Kevin Sweeney	KevinOSweeney@gmail.com	

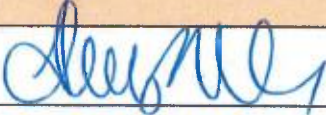
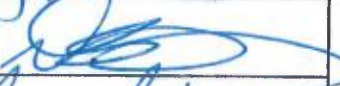





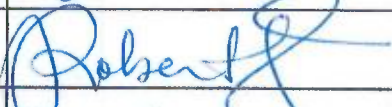

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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
KOBIE ROBERTS		
Patrice Craig	pcraig@yahoo.com	
Walter Jim	wjimenez263@msn.com	
Ryan Kristobak	rkristobak@gmail.com	
Kristin Richards	Kmr5364@gmail.com	
Desiree O'Brien	desiree.obrien@gmail.com	
MIKE EUPHRAT	mikeuphrat@msc.com	
Shane Pedersen	shaneempederson@gmail.com	
Stephanie Hale	murryhale@gmail.com	
Renz Antonio	r-antonio@u.pacific.edu	
Chantelle Chen	chenchantelle2237@gmail.com	
Devin Hunter	thehunte.81@hotmail.com	
Chris Sanchez	ChrisSancheze@gmail.com	
Wayne Chan	waynwk@gmail.com	
Joseph Estrada	Joseph@justdixon.com	
Jenny Torres	jennytorres0201@gmail.com	
Greg Norris	Gregmnorris@gmail.com	

SAVE OUR PATIO!

PETITION SUMMARY	Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!
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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
KINGSTON WU	KINGSTON@GMAIL.COM	
Karen Bruce	karenmichelle721@gmail.com	K. Bruce
Amex Arbios	arbios@yahoo.com	Amex Arbios
Kelly Miera	kellymariemiera@gmail	Kelly Miera
Dheanon Livingston	Delmar1880@aol.com	
Jonah Uribe	JonahU17@gmail.com	Jonah Uribe
Walter P 3	wphurlock10@gmail.com	
TANDICE JACI	tandicejaci@gmail.com	
GRANT KALMANOVITZ	gkalmanovitz@gmail.com	
JAKE KALMANOVITZ	JSKALMANO@GMAIL.COM	
RYAN SEGAR	RYAN@THEGREGGSONS.COM	
Jerry Clarno	jclarno@gmail.com	Jerry Clarno
Gloria Hernandez	gfisher@ucsf.edu	Gloria Hernandez
Robert Fisher	rfisher@gmail.com	
Pilar Johnson	omniievents@gmail.com	Pilar Johnson
Jeremi Clark	jclark25@gmail.com	
Camille Clark	Ihbartending@gmail.com	Camille Clark

SAVE OUR PATIO!

PETITION SUMMARY

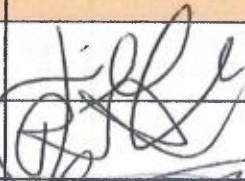
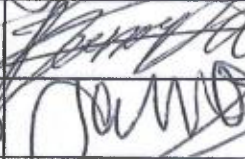
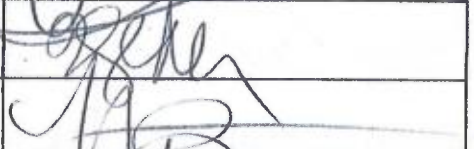

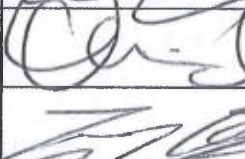
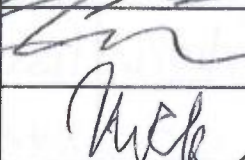
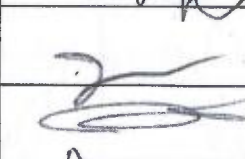
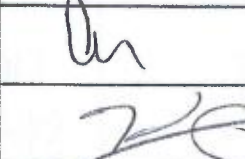
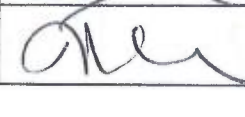

Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
RYAN SATEWSKI	RYANSATEWSKI@GMAIL.COM	
JORDAN LEE	JORDAN.LEE@SALESPACE.CO	
Justine Chao	Jchao@gmail.com	
Melissa Janto	sjto mlss@yahoo.com	
Andrew Choe	ANDREWCHOECHOE@YHOO.COM	
EMILY SARMANO	EMILY.SARMANO@SEDMH.ORG	
Kevin	Kevin.Bn@SEDMH.ORG	
Maria Lopez	marialopez N/A	
Mia Blanks	mirgins@yaho.com	
Frank Rogers	fwrogersiv@gmail.com	
Elisabeth Radraru	lissabeth@gmail.com	
Rebecca Garcia	rebe_garcia@gmail.com	
Donna Haeala	THE DONNA HAEALA@gmail.com	
Darrell Tran	Darrell.Tran@yahoo.com	
Kirk Davis	Newyears@gmail.com	
Steven Le	stevele@pro.com	
Daniel Lue	Daniel.Lue412@gmail.com	

SAVE OUR PATIO!


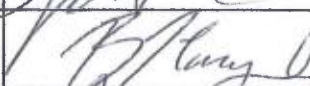
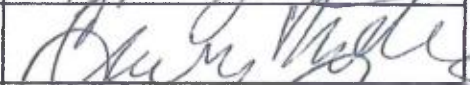
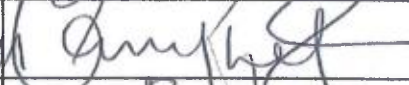




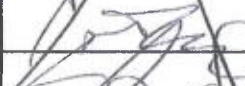

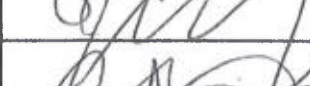






PETITION SUMMARY

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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Jessica Moran	Jessdanielle159@gmail.com	
Donna Taylor	donnmetaylor@gmail.com	
Bernardo Marinero	Benny Marinero@gmail.com	
Jason Angeles	jasananges@yahoo.com	
Kyle Boehm	Kyle@remix.com	
Nichole Jordan	nichole@remix.com	
Drew Harrington	drew@remix.com	
Isaac Shapiro	isaac@remix.com	
Olivia Ivs	olivia@remix.com	
Terry Dorsey	terrydorsey@gmail.com	
ERIC CHAN	ERICCHAN@GMAIL.COM	
Nick Patel	nick@yahoo.com	
Sam Tan	sammytan@yahoo.com	
DAISUKE MIYAZONO	mdicek@gmail.com	
Aaron Wall	ALWALL1@gmail.com	
KENDRICK RUTLAND	KENDRICK.RUTLAND@GMAIL.COM	
Mananme Hayes	capandmar@gmail.com	

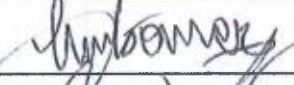
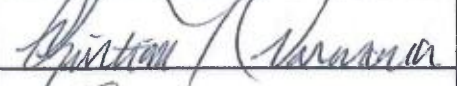



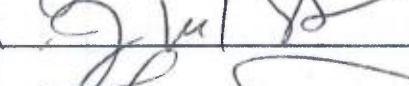



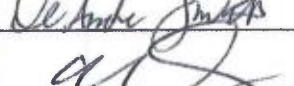
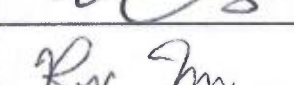
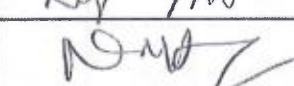
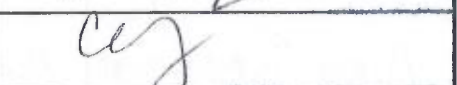
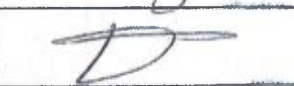
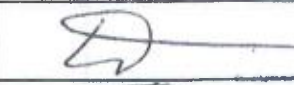
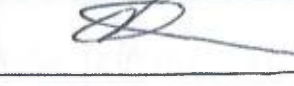


SAVE OUR PATIO!

PETITION SUMMARY Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Tyler Rose	trose1855@gmail.com	
Brendan Hughes	bjhughes@gmail.com	
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CLAYTON FISHER	CLAYTON16@GMAIL.COM	
Lacey Cobb	Lacey.cobb@gmail.com	
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Justin Ng	JUSTINNG90@GMAIL.COM	
Sean Fink	seanfink90@gmail.com	
Junia	junia@amcor.com	
John Conrad Uy	johnconraduy@gmail.com	
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KIS TANGCO	Christina.Tangco@yahoo.com	
Arjan Cendana	arjan_hercs@yahoo.com	
Jasmine Santos	jasmine.santos@gmail.com	
MATTHEW JUAN	mattvino@yahoo.com	

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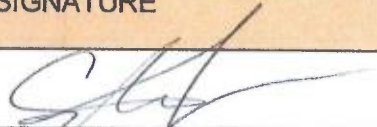
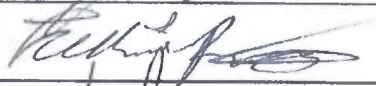
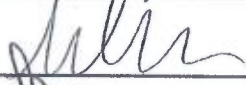



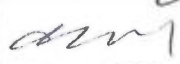

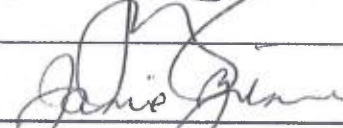
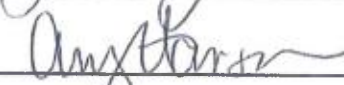
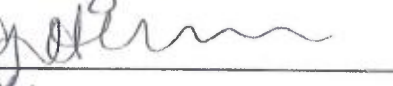




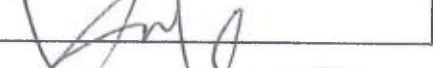

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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
EDUARDO GOMEZ	EGOMEZ91@GMAIL.COM	
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Penis Bao	Penis@gmail.com	
Kayla M.	X33kayla@yahoo.com	

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PETITION SUMMARY

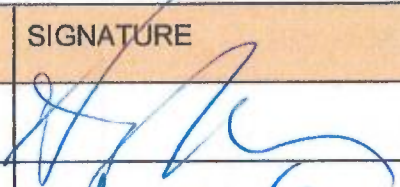
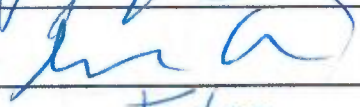

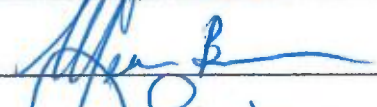



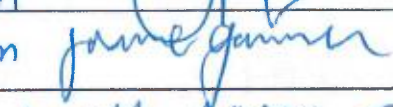
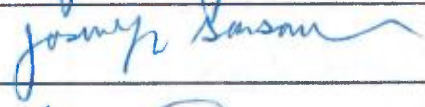






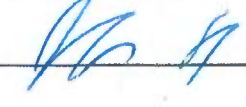
Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Steven Ober	steven.ober@gmail.com	
Felicia Pho	felicia.pho@gmail.com	
Hermandeep Kaur	hermandeep@gmail.com	
JEANINE BAUTISTA	JEANINE.BAUTISTA@gmail.com	
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JIM EMBRY	JIM.EMBRY@gmail.com	
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am S	am	
Chase Parkes	Parkes5287@gmail.com	
TIM PANG	TRANG TPANGTICHAN@gmail.com	
Kingstey Kwong	King2418@hotmail.com	

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PETITION SUMMARY

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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Amy Richards		
Sophia Cooper	sophia@cooper20@gmail.com	
JOSHUA LEE	joshmcleeb26@gmail.com	
MIESHA Beckwith	Beckwithmiesha@gmail.com	
Tatiana Prince	TatianaPrince3@yahoo.com	
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JOSH MCKENZIE	josh@nexttravel.com	
JASMINE GAVIOLA	jasmine.gavola@yahoo.com	
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Marcus Conley	Conley.marcus44@gmail.com	
Deepali Grill	deepali2013@gmail.com	
Sona Kaw	Son. son842@gmail.com	
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Morise Carranza	mcarranza080@gmail.com	
Alton Holston III	holstonray123@yahoo.com	
Katz	Jonathan.miller.katz@gmail.com	

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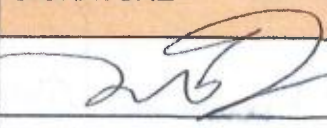






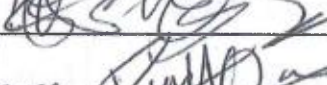





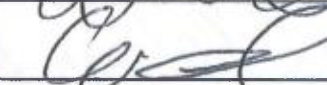
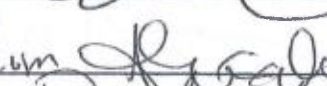
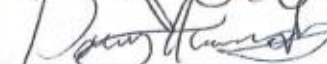
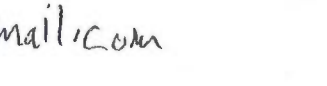
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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Alyssa Hernandez	alyssahernandez16@icloud.com	Alyssa H
Vernon Harey	thetrillworld@gmail.com	Vernon H
Virginia Kollisa	heyginny@gmail.com	Virginia K
ALEX CHU	chualexander@gmail.com	Alex C
Darnell Kenebrew	darnellkenebrew@gmail.com	Darnell K
Benny Madron	benny.madron@gmail.com	Benny M
Colin Kenney	ckennedy88@gmail.com	Colin K
JEN-SHUB LU YANG	lujs8935@gmail.com	Jen-Shub L
Lillian Rong	Lillian889@gmail.com	Lillian R
Joseph Medina	joseph.v.medinas@outlook.com	Joseph M
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Lisa Lin	hbslisa@gmail.com	Lisa L
Anthony Ameperesa	tecamp@gmail.com	Anthony A
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Phuong	Ptmail71@yahoo.com	Phuong
Mike Fig	Drugskill_1@yahoo.com	Mike F

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PETITION SUMMARY

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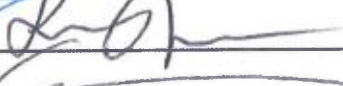






PRINTED NAME	EMAIL ADDRESS	SIGNATURE
M. BORK	M.BORK09-MdL	
D Kater	dkates@sbcglobal.net	
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Roberto Tirado Crespo	trstmaintenance@yahoo.com	
JOHN MENDEZ	jmendez934@gmail.com	
ANDY LIU	liuj58933@gmail.com	
David Figueroa	Mike_Fig_83@yahoo.com	
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MUNOZ, JOSEPH	JOE_M386@YAHOO.COM	
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Rome, Josie	JRomero1992@yahoo.com	
Estela Ontiveros	estelaonti@gmail.com	
Alex Rivera	eontiveros@fontana.org	
Alexa Cicchetti	lexa@cicchetti@gmail.com	
Danny Hernandez	Hernandez20	

Hernandez.danny512@gmail.com

SAVE OUR PATIO!

PETITION SUMMARY

Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Carl McPherson	C.McPherson8@gmail	
Abhishek Sharma		
Jared Hu	jared@jaredhu.com	
Aditya Binaykia	abinaykia@gmail.com	
Jazme Ceballos	Ceballosj16@gmail.com	
Francisco Menera	CSUfrancisco@sbcglobal.net	
Eric Kiss	eKiss13@gmail.com	
Nabeel Allana	nabeel.allana@gmail.com	
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Jeremiah Culpem	J.Culpem@gmail.com	
Greg Schechter	diabolomaster@gmail.com	
Rachel Donley	rachel.is.a.donley@gmail.com	

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PETITION SUMMARY


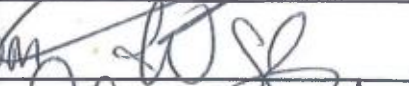






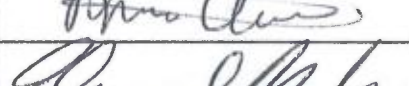

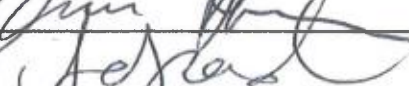
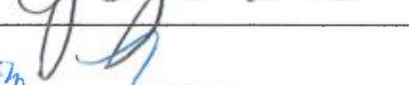
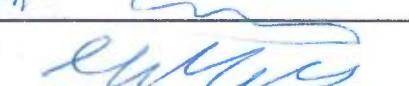
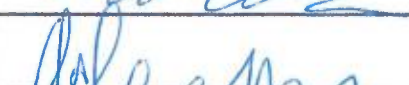

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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Jessica Greenstreet	jessica.greenstreet	Jessica Greenstreet
Matthew Stein	steinmviolin@gmail.com	Matthew Stein
Akil Williams	Akil2010@yahoo.com	Akil Williams
Syed Ali	syedst415@yahoo.com	Syed Ali
Josh Ziph	joziph@gmail.com	Josh Ziph
Melody Bahai	mzbahai@gmail.com	Melody Bahai
Sam Beckerman	sam.beckerman@gmail.com	Sam Beckerman
Gabriella Jams	gjams12@gmail.com	Gabriella Jams
Emmaline Campbell	campbellanndalini@gmail.com	Emmaline Campbell
Ethan Niedermeyer	ethanniedermeyer@gmail.com	Ethan Niedermeyer
Josh Wolf		Josh Wolf
ERIC CHENG		Eric Cheng
JAMES TEO	james@HARVEST.com	James Teo
Jino Baumgardner	Jino2018@gmail.com	Jino Baumgardner
Changbei Li	chick3nt007@gmail	Changbei Li
KENSON CLARK	kenyonxy@yahoo.com	Kenson Clark
Terry Chen	tychenytr@gmail.com	Terry Chen

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PETITION SUMMARY

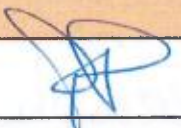














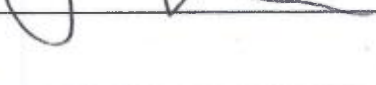
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PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Jeremiah Zelga	jerryzelga@yahoo.com	
Jessica Wilson	jessicawilson1@gmail.com	
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Adrienne Little	orangeadri13@hotmail.com	

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Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

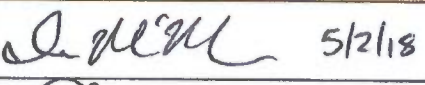


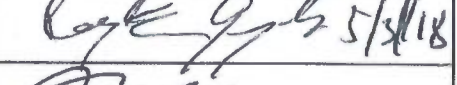
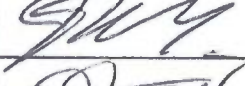

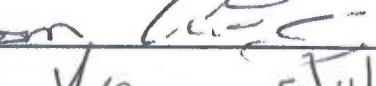

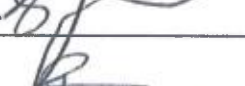








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Sam Nussler	Rudolph.Sam@gmail.com	
JOEY MUCHA	JOEYMUCHA@GMAIL.COM	
Jane Lee	JaneLee501@gmail.com	

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SAVE OUR PATIO!

PETITION SUMMARY

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IAN MCMANUS	ian.a.mcmamus@gmail.com	 5/2/18
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Chris Penksa	chris.penksa@gmail.com	 5/2/18
LICKY GONZALES	RLQUELL@YAHOO.COM	 5/2/18
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Aaron Brown	abrown462@yahoo.com	
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Abe Berryskinn	abe.berryskinn@gmail.com	

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actionix

PETITION SUMMARY





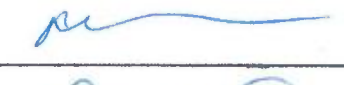
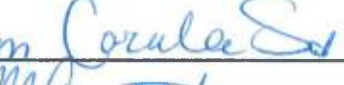
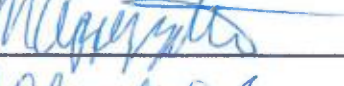
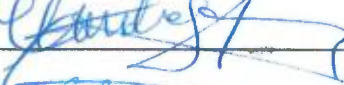



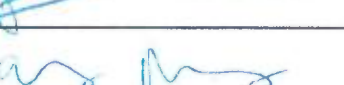





Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Brendon Borelli	Brendan_b@chev ^{.com}	
Gurpreet Dhallwal	gdhallwal@gmail.com	
Annette Moran	amoran0148@aol.net	
Rashaan Mungo	rmungo49@gmail.com	
Guarionex Ayala	guarionex.ayala22@gmail.com	
John Allbee	johnallbee@gmail.com	
Ryan Zweeder	Rzweeder@gmail.com	
Christina Hoang	christinah@gmail.com	
Aidan Nguyen	chubbayma@yahoo.com	
Mly Phan	quytaro2003@yahoo.com	
PARANCE MARNIA	parance@wydancu.org	
Sarah Harvey	sharvey@gmail.com	
RJ Acosta	RJAcosta1029@hotmail.com	
Jim Cho	Jim_cho@gmail.com	
AJ Ramos	AJRamos@Aimee	
KOR Singh	Singh_kor@shaw	
Olga Gonzalez	ocgonzalez19@gmail.com	

SAVE OUR PATIO!

PETITION SUMMARY

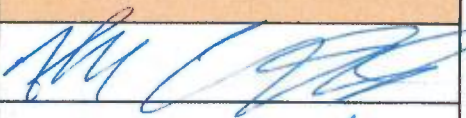
Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Steven Ku	Steven @ hatmad.com	
Amanda hug Niki	yo mamma @ yahoo.com	
Evam Lester	designlab@gmail.com	
Randall Montano	ticonorico21@hotmail.com	
ALYSSA ALVARO	LISSA ALVARO@gmail.com	
Coralee Summers	CoraleeSummersxx@gmail.com	
Morgan Apperzato	morgan.apperzato@gmail.com	
Claudia Henriquez	claudia.henriquez95@gmail.com	
Loname Albert	lonameealbert@yahoo.com	
MARISA NG	marisa @missymtoyz.com	
Jon Rice	jonathan.rice13@gmail.com	
Dania Awaj	Daniaxawaj@gmail.com	
Agnes Morelos	agnesmorelosli@gmail.com	
Nevedil Corcoran	nevedilcorcoran@gmail.com	
Ellie Kulick	ellie.kulick@gmail.com	
Maria Ruiz	ciadmarian@gmail.com	
Sam Whittington	Sam@liferar.com	

SAVE OUR PATIO!

PETITION SUMMARY



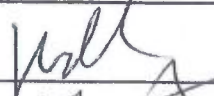
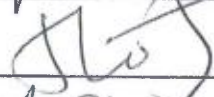
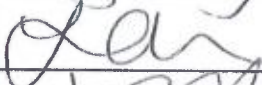


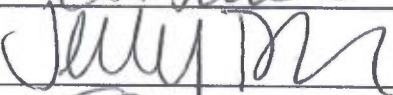






Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
Kirk Davis	raphahouse@gmail.com	
Wendy Butler	wrosebutler25@icloud	Wendy Butler
Denise Davis	edeniseclaw@gmail	Denise D
Jessica Gonzalez	Gonzalezjess24@yahoo.com	J Gonzalez
Luis Sanchez	Luisr1984@yahoo.com	Luis Sanchez
Catherine Sanchez	Loukitt@hotmail.com	Catherine Sanchez
Ian Sanchez	ims1217@gmail.com	Ian Sanchez
YARED BERTHANE	yaredready@gmail.com	Yared Berthane
Rodney Richardson	for oddodd 2343@gmail	Rodney Richardson
Celestino Ellington	Celestinoellington@gmail.com	Celestino Ellington
Fulton Mitchell	22mitchell@att.net	Fulton Mitchell
Derek Foster	DFoster05@yahoo	Derek Foster
Adaysha Patton	Adaysha.nichole@gmail	A. Patton
Nichole Percoria	Nichole.percoria@gmail	N. Percoria
PHIL HARNISH	PHILH@GMAIL.COM	Phil Harnish
Kyle Comer	KCOMER712@gmail.com	Kyle Comer
Nancy Gas	nancyg@gmail.com	Nancy Gas

SAVE OUR PATIO!

PETITION SUMMARY

Help save our patio! Sign below to support the use of our patio as a neighborhood destination and outdoor space that contributes positively to the food and beverage scene on Folsom Street in SOMA!

PRINTED NAME	EMAIL ADDRESS	SIGNATURE
DAVID DOLNICK	ispear to god@hotmail.com	
Edwin CLAROS	edwinclaros@comcast.com	
Michelle delRosario	michelledreame.com	
JASON JR-1	jay@jay.com	
Leslie ROYSTON	roylondon92@gmail.com	
Josh Omer	jrome507@gmail.com	
Anissa Gauer	jordanthomasiscute@yahoo.com	
Jenny De Martini	iamjenny528@aim.com	
Emmy Bugus	erugos@csfsu.edu	
REY FERDINAND	REYFERDINAND@YAHOO.COM	
Asante Samory	kingsamory510@yahoo.com	
Mark Marcos	mark4357695@gmail.com	
Virginia Poll (SD)	heyjenny@gmail.com	
ALEX CHU	CHUALEXANDER@GMAIL.COM	

[Sign in or join](#)

Help reactivate our beautiful outdoor patio!



Trademark & Copyright () (191) (Comments)

892 Signatures

Goal: 1,000

892 Signatures Goal: 1,000

Received at CPC Hearing 12/13/18
V. Flores.



[SIGN PETITION](#)

IPETITIONS.COM TO USE THEIR PLATFORM]

Dear San Francisco,

We are a small business located in a transitional neighborhood in San Francisco. Our business pays rent for an outdoor patio that's only accessible by our customers. We invested significant dollars to improve this outdoor area so it could be enjoyed by all guests of our restaurant & bar. We submitted our plans to the city prior to undertaking renovation, and passed all the city's inspections prior to opening, including getting 'fire occupancy' for our patio.

Unfortunately, over a year ago, a different city department informed us that our patio needed a 'conditional use' to open to the public, forcing

us to shut down or pay thousands of dollars in fines. There's not a single nice day where customers won't walk into our restaurant directly towards our patio, scratch their heads at the "closed" sign, and sometimes, walk directly out. We've suffered lost sales, no reimbursement for our investment and no discount in our rent despite nearly a quarter of our real estate being the patio!

We're currently in a process with the city's planning department for their approval to reactivate our patio. We would love to show the city the support of our customers by collecting at least 1000 signatures. We are a reputable business that employs 20+ individuals and regularly host events for the community. We would love your support to reactivate a beautiful outdoor space for everyone to enjoy.

Thank you!

Trademark & Copyright

PS - There is only 1 TV on the patio (with its volume off) and no amplification whatsoever (no speakers). The only noise that can be heard from our patio are those from customers, talking!

Share on Facebook

191 COMMENTS

Sean Missal
Nov 29, 2018

Nov 29, 2018
upvote reply show

This outdoor space is a huge highlight in SOMA and one of the best ways to get sun while eating and escape from the busy area. Please re-open it!

Paolo Iantorno
Nov 28, 2018

Nov 28, 2018
upvote reply show

The patio is an imperative asset for Trademark and Copyright's patron gatherings as well as outdoor enjoyment for the local community! Please approve the conditional use!

Karina
Nov 28, 2018

Nov 28, 2018
upvote reply show

This is a great business that supports the local community.

Lily Hong
Nov 27, 2018

Nov 27, 2018
upvote reply show

A rare find in SF, and a great place for groups of people to come together!!

Abbigail Fontanilla
Nov 20, 2018

Nov 20, 2018
upvote reply show

Allow usage of the patio area!!!

Nerrissa Senores
Nov 20, 2018

Nov 20, 2018
upvote reply show

If this was approved by a department already for the build, it should be sufficient to remain open. Cross departments should not be able to nullify another's stamp of approval. Shame on you city of SF, get your act together!

Jennifer Bock
Nov 20, 2018

Nov 20, 2018
upvote reply show

The University of Michigan alumni enjoy having the Trademark patio as extra space for our game watches and events.

Handwritten notes: 1. [unclear] 12/12/18

Marissa Norys
Nov 20, 2018

Nov 20, 2018
upvote reply show

Happy to support this great place - open the patio!

Grace P B Chien
Nov 20, 2018

Nov 20, 2018
upvote reply show

Yes I support!

Lillian Rong
Nov 20, 2018

Nov 20, 2018
upvote reply show

Need more outdoor space, this patio is beautiful!

Kimiko De Pedro
Nov 20, 2018

Nov 20, 2018
upvote reply show

Save the patio! ❤️

Anonymous
Nov 20, 2018

Nov 20, 2018
upvote reply show

That's an awesome patio

Anonymous
Nov 19, 2018

Nov 19, 2018
upvote reply show

Please reactive their patio, and let this local business continue to bring joy to locals like myself. Thanks!

Anonymous
Nov 19, 2018

Nov 19, 2018
upvote reply show

PLEASE make this happen ASAP and preferably before the year ends!!!

Tina Lee-Jones
Nov 19, 2018

Nov 19, 2018
upvote reply show

Please keep the patio!

Angela Avila
Nov 17, 2018

Nov 17, 2018
upvote reply show

Love the patio!

Joe Santos
Nov 17, 2018

Nov 17, 2018
upvote reply show

Team and staff here are great. I would love to see them succeed. Great location!

Mei
Nov 17, 2018

Nov 17, 2018
upvote reply show

We love having outdoor seatings!

Anonymous
Nov 17, 2018

Nov 17, 2018
upvote reply show

Keep local businesses alive

Anonymous
Nov 17, 2018

Nov 17, 2018
upvote reply show

2018

Reactivate this patio now!

Mahogany Lenard
Nov 17, 2018

upvote reply show
Nov 17, 2018

Signed :)

Marvin Fontanilla
Nov 16, 2018

upvote reply show
Nov 16, 2018

Let them operate.

Bernadette Reyes-Asino
Nov 16, 2018

upvote reply show
Nov 16, 2018

Save the patio!

Wayne Zhong
Nov 16, 2018

upvote reply show
Nov 16, 2018

Support to work out a solution.

michael kennedy
Nov 16, 2018

upvote reply show
Nov 16, 2018

save the patio!

Ed Leong
Nov 16, 2018

Nov 16, 2018

upvote reply show

Here to help support the business to keep the patio open.

Sylvia Hoang
Nov 16, 2018

upvote reply show
Nov 16, 2018

Save the patio!

Jana jenkins
Nov 16, 2018

upvote reply show
Nov 16, 2018

Yes!

Anonymous
Nov 16, 2018

upvote reply show
Nov 16, 2018

No comment. Support Joanna and her fiancé.

Harry Adams
Nov 16, 2018

upvote reply show
Nov 16, 2018

That patio is necessary.

Jon Smith
Nov 16, 2018

upvote reply show
Nov 16, 2018

Good luck brother. SF can be difficult when it comes to sound ordinance.

jason
Nov 16, 2018

Nov 16, 2018
upvote reply show

Great space and great operators. Please allow them to run their business.

Angella Logarta
Nov 16, 2018

Nov 16, 2018
upvote reply show

I've enjoyed this establishment's patio many times and don't understand the sudden need for them to close it. I am sure this affects their business. Please let them reopen this area for patrons to enjoy.

Lesly Jean-baptiste
Nov 16, 2018

Nov 16, 2018
upvote reply show

Let them do business

Ashley Amrull
Nov 16, 2018

Nov 16, 2018
upvote reply show

Let them use their space!

Audreonna Capla
Nov 16, 2018

Nov 16, 2018
upvote reply show

I will help you with this fight, Antwan and Joanna!!!

Lauren Crawford
Nov 15, 2018

Nov 15, 2018
upvote reply show

I wouldn't be surprised if Aaron Peskin was behind this. Let's get a petition going to oust him!

Jessica moran
Nov 15, 2018

Nov 15, 2018
upvote reply show

This bar isn't the same without the patio!

Meredith Nguyen
Nov 15, 2018

Nov 15, 2018
upvote reply show

Keep the patio open!

Henry Tran
Nov 15, 2018

Nov 15, 2018
upvote reply show

Open it up

Michael Ng
Nov 15, 2018

Nov 15, 2018
upvote reply show

#overregulation

Clarence L
Nov 15, 2018

Nov 15, 2018
upvote reply show

One of the few open area places in the city which is so rare. We need more places like this in the city. Open Air for the times we enjoy the lovely SF weather that is oh so rare.


Simon Stadtmiller
Nov 15, 2018

Nov 15, 2018
upvote reply show

Save the patio, I love it!


Rey Aquino
Nov 15, 2018

Nov 15, 2018

upvote  show


#savethepatio

Alfonso Joo
Nov 15, 2018

upvote  show
Nov 15, 2018


Keep hope alive

Ah Ben
Nov 15, 2018

upvote  show
Nov 15, 2018

Keep the patio open!

Jackie Bonnit
Nov 15, 2018

upvote  show Nov 15, 2018


Please reopen the patio!!

Solomon Tausaga
Nov 15, 2018

upvote  show
Nov 15, 2018


Gang Gang

Mike Scott
Nov 15, 2018

upvote  show
Nov 15, 2018


Yes for the patio!

Sam lee
Nov 15, 2018

upvote  show Nov 15, 2018


I been in the neighborhood for over 15 years at 1115 Harrison st. I see no problem with the patio at this bar restaurant.

Vithiet Lee
Nov 15, 2018

upvote  show Nov 15, 2018

Patios are cool, let's keep them alive!
(Well, for when the smoke clears up...)

Aphiradi Lee
Nov 15, 2018

upvote  show Nov 15, 2018

Please keep the patio open.

Paul Estiva
Nov 15, 2018

upvote  show
Nov 15, 2018


Great open space!

Michelle R Aerov
Nov 15, 2018

upvote  show Nov 15, 2018

Absolutely ridiculous! SF needs to stop with these ridiculous rules

daryl francisco
Nov 15, 2018

upvote  show Nov 15, 2018

Please keep the outdoor patio open.

Natalie Volf
Nov 15, 2018

upvote  show Nov 15, 2018

To have this patio is so good addition to restaurant and bar!!!

Johnny Travis
Nov 15, 2018

Nov 15, 2018
upvote reply show

It's hard enough to operate a small business in San Francisco and situations like this makes it even more difficult. The folks at Trademark have been doing an excellent job since they've opened and I'm confident that they'll continue to do so going forward. This back patio is intregal to the overall look and feel of their bar. Therefore, I feel it is necessary to have it in operation as they continue to grow their business in San Francisco.

Elaine Wong
Nov 15, 2018

Nov 15, 2018
upvote reply show

Please let this establishment open their patio! It will be a great amenity to thre neighborhood!

Anonymous
Nov 15, 2018

Nov 15, 2018
upvote reply show

We need a patio!

Danielle Brenner
Nov 15, 2018

Nov 15, 2018
upvote reply show

Live a little people....

Sharlee battle
Nov 15, 2018

Nov 15, 2018
upvote reply show

We want our patio back

Alex Osborne

Nov 15, 2018

Nov 15, 2018
upvote reply show

Keep the SF staples.

Vinitha Rangarajan
Nov 14, 2018

Nov 14, 2018
upvote reply show

We need more patios in SFI

Sandie Li
Nov 14, 2018

Nov 14, 2018
upvote reply show

Love love the patio. Hope you guys get to keep it open!

Antonio
Nov 14, 2018

Nov 14, 2018
upvote reply show

I frequently go here for food, drinks and the friendly atmosphere. The location outside is a relaxed and quiet spot to engage in lively conversation while enjoying a cool beverage.

Eliesther Correa
Nov 14, 2018

Nov 14, 2018
upvote reply show

Open open open

Bing Wu
Nov 14, 2018

Nov 14, 2018
upvote reply show

Protect the art

Bob Martin

Nov 14, 2018
upvote reply show Nov 14, 2018

Keep patio open for all to enjoy

Jamielee Smith
Nov 14, 2018
upvote reply show Nov 14, 2018

This is a great, upstanding establishment.

Anonymous
Nov 14, 2018
upvote reply show Nov 14, 2018

Why do they kill small business with heavy fine instead of promoting with well defined policy?

Jamal
Nov 14, 2018
upvote reply show Nov 14, 2018

This is a very Loved And Respected Palce That Has Wonderful Staff With Great Customer Service .
Trademark Never Miss's A Sport Game, Has Special Event and ect.. Please Allow Them To Open Back
Up The Patio And Continue To Show The Community Love. Thanks Jamal...

Timothy
Nov 14, 2018
upvote reply show Nov 14, 2018

PLs reopen such a Beautiful Patio.

Joshua Harrison
Nov 14, 2018
upvote reply show Nov 14, 2018

It's a great place to watch the game

Alan Reyes jr
Nov 14, 2018

upvote reply show
Nov 14, 2018

Save our patio !!!

Choeun Nuon
Nov 14, 2018
upvote reply show Nov 14, 2018

Love this bAr, such a great atmosphere. Please keep this bar open!

Ronnie
Nov 14, 2018
upvote reply show
Nov 14, 2018

Dope patio!!

Valeriya
Nov 14, 2018
upvote reply show
Nov 14, 2018

Yes!

Rico Avila
Nov 14, 2018
upvote reply show
Nov 14, 2018

SF must do better, these shut-downs may be trivial to the paper pushers in City Hall but adversely
affect city citizens and business operators whose budgets are already razor thin.

connor limings
Nov 14, 2018
upvote reply show
Nov 14, 2018

Keep the roof!

David Murray
Nov 14, 2018

upvote reply show
Nov 14, 2018

I love this bar!

Phat Nguyen
Nov 14, 2018

upvote reply show
Nov 14, 2018

This beautiful venue needs to keep the patio open.

Jimmy Garcia
Nov 14, 2018

upvote reply show
Nov 14, 2018

Please reactive the patio

RaShida Allen
Nov 14, 2018

upvote reply show
Nov 14, 2018

Please restore the patio! There's nothing like being in the sunshine, enjoying the weather while socializing!

Deven
Nov 14, 2018

upvote reply show
Nov 14, 2018

City of SF to much BS they need to worry about cleaning up the streets first .. let the responsible owners of any established restaurant open a place for people to be together. No harm .. no foul

Jesús Dominguez
Nov 14, 2018

upvote reply show
Nov 14, 2018

That's my favorite spot in that restaurant. And I think is Very unfair that is closedown.

Jimmy Cheung
Nov 14, 2018

upvote reply show
Nov 14, 2018

As a neighbor and patron I support this outdoor space in the South of Market Area. The SOMA area has some of the best weather and not enough outdoor spaces like this.

Angela Fragomeni
Nov 14, 2018

upvote reply show
Nov 14, 2018

The city needs to support businesses that revamp old dated ones and revitalize them through proper channels. SFC, prove it pays to follow the rules and get this business back up and running!

Xiu Mei Luo
Nov 14, 2018

upvote reply show
Nov 14, 2018

We support this petition!

James Levy
Nov 14, 2018

upvote reply show
Nov 14, 2018

Please open the patio back up..

Edward Roberson
Nov 14, 2018

upvote reply show
Nov 14, 2018

Open the patio!!

Leilani Mason
Nov 14, 2018

upvote reply show
Nov 14, 2018

Stop making it difficult for small businesses in San Francisco! Let them have the patio you already signed off for.

Anonymous
Nov 14, 2018

Nov 14, 2018
upvote reply show

This petition should be approved.

Rohun Hundal
Nov 14, 2018

Nov 14, 2018
upvote reply show

Let the patio live on

Zachary Taylor
Nov 14, 2018

Nov 14, 2018
upvote reply show

I loved this patio, and wish it was back open!

Jimmy
Nov 14, 2018

Nov 14, 2018
upvote reply show

Let their patrons enjoy some sun and air please

Brian Kan
Nov 14, 2018

Nov 14, 2018
upvote reply show

Free that patio!

Anonymous
Nov 14, 2018

Nov 14, 2018
upvote reply show

I support this!

Brandon tran
Nov 14, 2018

Nov 14, 2018
upvote reply show

Open it up!!

Mimi Lee
Nov 14, 2018

Nov 14, 2018
upvote reply show

There are not enough venues with patios in SF. This is a great space that should be enjoyed and not closed!

Faisal piracha
Nov 14, 2018

Nov 14, 2018
upvote reply show

Great space that the city and patrons deserve!

Danielle Banks
Nov 14, 2018

Nov 14, 2018
upvote reply show

Keep the patio

Jeanette O
Nov 14, 2018

Nov 14, 2018
upvote reply show

Let's be fair San Francisco. We are loyal natives of this city.

Ryan Dick
Nov 14, 2018

Nov 14, 2018
upvote reply show

Excited for the patio!

Anonymous
Nov 14, 2018

Nov 14, 2018

upvote  show

Leave small businesses alone and allow them to keep their patio!

Freida Neiman
Nov 14, 2018

upvote  show
Nov 14, 2018

Good luck!

Athena Napoleon
Nov 14, 2018

upvote  show
Nov 14, 2018


Help our businesses

Donald Trump
Nov 14, 2018

upvote  show Nov 14, 2018

Impeach Gavin Newsom!

Anonymous
Nov 14, 2018

upvote  show
Nov 14, 2018


Open up the patio!

Anonymous
Nov 14, 2018

upvote  show Nov 14, 2018


Good job. Let's make San Francisco great again!

Anonymous
Nov 14, 2018

Nov 14, 2018
upvote  show

This establishment brings the community together and creates a loving vibe and atmosphere for its patrons...

Zulaikha Khalil
Nov 14, 2018

upvote  show Nov 14, 2018

Let the patio be used for the public. We support

Sabrina Stribling
Nov 14, 2018

upvote  show
Nov 14, 2018


Please save the patio

Camille Clark
Nov 14, 2018

upvote  show
Nov 14, 2018


Save our Patio!!

Maria Mora
Nov 14, 2018

upvote  show Nov 14, 2018

Trademark + Alchemy is a great location! The patio has to be reopened

Deanna wong
Nov 14, 2018

upvote  show Nov 14, 2018

Keep the patio open! It allows everyone to enjoy the little area SF now has downtown!

Earl Martin
Nov 13, 2018

Nov 13, 2018

upvote  show


I live in the area and I find it a Great establishment that really adds to the neighborhood

Bill Tan
Nov 13, 2018

upvote  show
Nov 13, 2018


Save trademark

Michael Antioquia
Nov 13, 2018

upvote  show
Nov 13, 2018


Free the patio!!!

David Yang
Nov 13, 2018

upvote  show
Nov 13, 2018

Good luck

Precilla Luyon
Nov 13, 2018

upvote  show Nov 13, 2018

I look forward to visiting this great location when I have some time off, and the patio is a perfect space to wind down!

Darlene Daniels
Nov 13, 2018

upvote  show Nov 13, 2018

So please sign the petition to my son save there patio setting at Home Town Hero

Damon Gary
Nov 13, 2018
Nov 13, 2018

upvote  show

Let them open the patio!

Brian velasquez
Nov 13, 2018

upvote  show Nov 13, 2018

Always wondered why... good luck!

BREANNE VANKIRK
Nov 13, 2018

upvote  show Nov 13, 2018


Thanks for being such a great manager when I worked at the skating rink!

Tony Phouanenvong
Nov 13, 2018

upvote  show Nov 13, 2018

This is one of the reasons why small business owners and people are leaving the bay area. SF city dept., work together with the people that live here and the city that many of us grew to love will move back to that world class city, rather than the downward spiral of a no class city. Take care of people and the people will take care of you.

Anonymous
Nov 13, 2018

upvote  show
Nov 13, 2018

Let's get this going!

Anonymous
Nov 13, 2018

upvote  show
Nov 13, 2018

Free the PATIO !

Dominic Cueto
Nov 13, 2018

upvote reply show
Nov 13, 2018

Get it fellas!

BaileyMuzik
Nov 13, 2018

upvote reply show
Nov 13, 2018

Natalie
Nov 13, 2018

upvote reply show
Nov 13, 2018

theres always a grinch who doesn't want to see people of color succeed. Smh

Brian
Nov 13, 2018

upvote reply show
Nov 13, 2018

Pro patio.

David heft
Nov 13, 2018

upvote reply show
Nov 13, 2018

It's not hurting anyone

Linda Tran
Nov 13, 2018

upvote reply show
Nov 13, 2018

Pro patio

Brian Cary
Nov 13, 2018

upvote reply show
Nov 13, 2018

Reopen the outdoor patio please. Thank you.

Anonymous
Nov 13, 2018

upvote reply show
Nov 13, 2018

For the greater good!

JASON LEUNG
Nov 13, 2018

upvote reply show
Nov 13, 2018

What good is a bar / restaurant without its already attached patio ?? Like what good is your hand without use of your thumb ? Support the business and allow it to flourish (good for neighborhood , good for City business taxes) by reactivating the patio !

Aaron Sadino
Nov 13, 2018

upvote reply show
Nov 13, 2018

I love this place! Great staff and great food/drinks!

Barbara Torres
Nov 13, 2018

upvote reply show
Nov 13, 2018

Great place!!!

Raynesha Fletcher
Nov 13, 2018

upvote reply show
Nov 13, 2018

This is an amazing establishment! Very professional staff, food and drinks are inclusive to the taste buds (feels very homey). I enjoy looking at the outdoor space, but would love to be entertained there.

Patrick Warren

Nov 13, 2018

Nov 13, 2018
upvote reply show

As a Native San Franciscan, it's important to me that businesses owned and operated by locals be allowed to thrive in the current climate. This business is a highlight in the city.

Jasmine Vivas
Nov 13, 2018

Nov 13, 2018
upvote reply show
Nov 13, 2018

Reopen the patio!!!

alex vongsouthi
Nov 13, 2018

Nov 13, 2018
upvote reply show
Nov 13, 2018

bring it back!

Nikkie Lim
Nov 13, 2018

Nov 13, 2018
upvote reply show

There are several businesses in San Francisco that have outdoor patios with neighboring apartments. I'm hopeful that all parties involved can come to an agreement/compromise. Please do not ruin this for the community—this bar deserves every right o have an outdoor patio!

Enzinga Smith
Nov 13, 2018

Nov 13, 2018
upvote reply show
Nov 13, 2018

Please save the beaut

Chris Jacinto
Nov 13, 2018

Nov 13, 2018
upvote reply show

Please reopen the patio at trademark. It's a good space for the community. Trademark is run by Bay Area people who help and contribute to our community.

Jocelyn Kane
Nov 13, 2018

Nov 13, 2018
upvote reply show

Oh boy, gotta love the planning Dept. I support your use of the patio fully and believe that you are responsible operators that will abide by the regs and noise ordinances. Let me know if you need more help.

Bryan sue
Nov 13, 2018

Nov 13, 2018
upvote reply show

I support Trademark & Copyright

MARilyn Cortez
Nov 13, 2018

Nov 13, 2018
upvote reply show

KEEP TRADEMARK PATIO open

Rachel Mariano
Nov 13, 2018

Nov 13, 2018
upvote reply show
Nov 13, 2018

I love trademark!

Eric G Nichols
Nov 13, 2018

Nov 13, 2018
upvote reply show

I petition to keep trademark sf's patio reopened. It is a highlight of the experience they provide and I love it open everytime I come to visit. Rent includes the use of the patio I am sure. It would be a shame to not be able to utilize it for their guests/patrons.

Neil Holbrook
Nov 13, 2018

Nov 13, 2018
upvote reply show

We need to help small businesses succeed in SF.

Chelsea Eiben
Nov 13, 2018

Nov 13, 2018
upvote reply show

It's the PERFECT patio for events!

Lena Mom
Nov 13, 2018

Nov 13, 2018
upvote reply show

Had the bestttt Bridal Shower in this patio!! Please bring it back!

Sharon
Nov 13, 2018

Nov 13, 2018
upvote reply show

save the patio!

Jane zhao
Nov 13, 2018

Nov 13, 2018
upvote reply show

I support neighborhood business like trademark

Jamal Jeanpierre
Nov 13, 2018

Nov 13, 2018
upvote reply show

Save this space

Anonymous
Nov 13, 2018

Nov 13, 2018
upvote reply show

Save the patio! The city needs more outdoor spaces like this!

J Lam
Nov 13, 2018

Nov 13, 2018
upvote reply show

I have a dream , this nation will rise up, join beers together with liberty and patio for all ! I have a dream.

Brad Quon
Nov 13, 2018

Nov 13, 2018
upvote reply show

Let's get this Patio reopened!!!! Good luck!

Anonymous
Nov 13, 2018

Nov 13, 2018
upvote reply show

Support local businesses!

Henry Sandoval
Nov 13, 2018

Nov 13, 2018
upvote reply show

This venue is by far one of the better establishments in the city of SF when it comes to enjoying a drink with friends. I always enjoyed the patio and hope that it reopens.

Fabrizio
Nov 13, 2018

Nov 13, 2018
upvote reply show

Instead of worrying about a business that is catering to hard working people and tax payers to enjoy themselves you should worry about all the crack heads and Homless polluting the streets in San Francisco and wasting government money paid by us tax payers.

Kim Howard
Nov 13, 2018

Nov 13, 2018
upvote reply show

Good luck. Thanks for letting us know about this petition, Joey Mucha.

Alex Soong
Nov 13, 2018

Nov 13, 2018
upvote reply show

The city is in dire need of quality out door spaces.

Bonnie Lam
Nov 13, 2018

Nov 13, 2018
upvote reply show

I believe it's important to have a variety of venues in the neighborhood. Trademark copyright is an upstanding business and the patio area is a great place to relax and get some sun and fresh air. They do not have any amplifiers or speakers and do not play any loud music or sounds so there is minimal disturbance to nearby neighbors.

Michael Liang
Nov 13, 2018

Nov 13, 2018
upvote reply show

No reason for it to stay shut down

Sarah Browning
Nov 13, 2018

Nov
upvote reply show 13,
2018

Please open the patio!

Simon Gibson
Nov 13, 2018

Nov 13, 2018
upvote reply show

More outdoor spaces

Ryan Gonzales
Nov 13, 2018

Nov 13, 2018
upvote reply show

Why do all city's always have to try to mess with people when they try and do things the right way!

Mark
Nov 13, 2018

Nov 13, 2018
upvote reply show

Let's be fair to small businesses.

Jay Chen
Nov 13, 2018

Nov 13, 2018
upvote reply show

Every department want a piece of the action! SF is worse city for small businesses and getting even more worse!

Steven Hong
Nov 13, 2018

Nov 13, 2018
upvote reply show

We love this patio space at Trademark/Copyright - it is a great place to gather in the neighborhood and spend time with friends!

Jonathan
Nov 13, 2018

Nov 13, 2018
upvote reply show

The patio is a refuge from the chaos of the city. What's with the excessive city regulations stifling small businesses?

Sam
Nov 13, 2018

Nov 13, 2018
upvote reply show

Open it!

Jon Baldwin
Nov 13, 2018

Nov 13, 2018
upvote reply show

Good luck! I hope the patio gets reopened!

Simon
Nov 13, 2018

upvote reply show
Nov 13, 2018

Support

Anonymous
Nov 13, 2018

upvote reply show
Nov 13, 2018

Please approve the reopening of the patio!

Jeff Kim
Nov 13, 2018

upvote reply show
Nov 13, 2018

Love the patio. Save the patio.

Anonymous
Nov 13, 2018

upvote reply show
Nov 13, 2018

Please reopen the outdoor patio space. Good food business. Good for the community.

Aida Sumang
Nov 13, 2018

upvote reply show
Nov 13, 2018

Please approve what has been previously approved. The patio is beautiful and it's good.

Percy Ramos
Nov 13, 2018

upvote reply show
Nov 13, 2018

Please allow the patio to stay operational.

Jermaine Del Rosario
Nov 13, 2018

upvote reply show
Nov 13, 2018

Signed!

Jermaine del rosario
Nov 13, 2018

upvote reply show
Nov 13, 2018

Love the patio!

Czarina Livel0
Nov 13, 2018

upvote reply show
Nov 13, 2018

This bar, and especially the patio, is a must-go in the SoMa. It has been a loving community space and needs to be reactivated!

Rob Lee
Nov 13, 2018

upvote reply show
Nov 13, 2018



Gina Rosales
Nov 13, 2018

upvote reply show
Nov 13, 2018

The patio is so beautiful and this is a favorite bar in Soma Pilipinas! Def is so underused and needed outdoor space in Soma.

Anonymous
Nov 13, 2018

upvote reply show
Nov 13, 2018

Patio vibes please

Tom Beliveau
Nov 13, 2018

upvote reply show
Nov 13, 2018

Yeah boy !!!

Lily Peng
Nov 13, 2018

Nov 13, 2018
upvote reply show

This is a beautiful patio that can bring together so many people and serve the community. Would love to see it reactivated!!

Corey Ye
Nov 13, 2018

Nov 13, 2018
upvote reply show

Good luck with this!

Kingston Wu
Nov 12, 2018

Nov 12, 2018
upvote reply show

The patio is rare feature for businesses in our neighborhood, and a safe place for the community. Please help us open it to our customers!

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Received at CPC Hearing 12/13/18
D. Weissglass

December 5, 2018

Planning Department

City and County of San Francisco

Case No. 2018-012576CUA

1650 Mission St. Suite 400

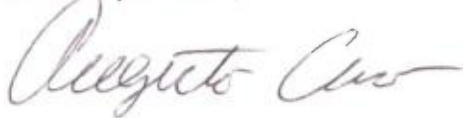
San Francisco, CA 94103

Attn: David Weissglass

Dear Planning Commissioners,

I share an apartment with a roommate that is located on top of the Grateful Dog at the very back of the property. In the more than 8 years I have been here I have never had any of the problems that some of the other neighbors are complaining about. I have seen many positive changes occur at the Grateful Dog and I have seen them grow into a very well-respected business that truly cares about its neighbors and their dogs. In my 8 years I've never had a problem with smells. They run a tight ship down there and keep the place clean and in order. I have a rooftop deck that I spend a lot of time on and the noise levels coming from the dogs is very minimal, mostly just dogs playing. The occasional barks I do hear from the Grateful Dog is immediately hushed by their employees. I actually hear more barking from other neighbor's houses and from the surrounding area than I do from the Grateful Dog. There are so many other, more pressing problems that should be addressed like the freeway that is Lombard Street, constant road construction going on and car break-ins in the neighborhood. The owner and the staff at the Grateful Dog are very friendly and very accommodating. When our lobby glass door was broken into a couple years ago it was replaced with a steel door without a mail slot for packages. The Grateful Dog has gone out of their way to hold all of the packages for the residents of 1769 A and B and make sure that we get them safely and securely. The Grateful Dog provides a great service to many people in the surrounding area. San Francisco needs more small businesses like the Grateful Dog: very unique and very specialized. I support the Grateful Dog and hope the Planning Commission approves their application for a Conditional Use Permit.

Thanks for your time,



Augusto Cano

1769-B Lombard Street

San Francisco, CA 94123



Ernie Cervantes <erncervantes@gmail.com>

Attn: Ernie

Jeffrey Manheimer <jdmanheimer@gmail.com>
To: erncervantes@gmail.com

Tue, Dec 11, 2018 at 10:23 AM

Hello,

My wife passed along your message to me about you guys needing support for your business. I am sorry that folks are not being cooperative in the neighborhood. It always seems there is someone in San Francisco that tries to derail great businesses that many residents depend on.

The fact that you have been doing this for so long only to hear complaints now (after all these years) tells me these are people looking to cause conflict as their main goal in life - so sad.

I will keep this short, but the reality is - we love and need your business. If you guys were not able to provide day care, we would most likely move out of San Francisco since there is no close option for boarding or day-care. We are better off not paying the crazy tax and insane rent if we have no option for the dog to play during the day while my wife and I both work. She works in healthcare and I work in tech and we both work long hours to afford paying our bills and rent.

Needless to say, if your business closes as a result of surface level complaints by high maintenance neighbors - the city will lose a few more residents.

We have had nothing but amazing, positive experiences with your operation, your staff and your facility. I know I am not alone in feeling this way since we were referred to you guys by several of my clients who have been working with you for years.

Best,
Jeff - owner of "Frankie the Berner"



Ernie Cervantes <erncervantes@gmail.com>

Letter

Brett Ortiz <ortizbrett@yahoo.com>
To: Ernie Cervantes <erncervantes@gmail.com>

Wed, Dec 12, 2018 at 8:21 AM

Dear Planning Dept,
The Grateful Dog is an extremely important part of the Marina San Francisco community. They provide an invaluable service with their dog daycare and occasional boarding. My dog attends willingly, is in a safe and secure environment and is socialized with other people and dogs. I do not know what I would do without the Grateful Dog. They have enriched our dog's and our family's lives. Thank you very much,

Brett Ortiz
3230 Baker St
SF 94123

From: <Karen.Silverman@lw.com>
Karen.Silverman@lw.com
Subject: Letter in Support of The Grateful Dog
Date: Dec 12, 2018 at 2:37:08 PM
To: <erncervantes@gmail.com>
erncervantes@gmail.com
Cc: <kthumphries@gmail.com>
kthumphries@gmail.com

December 12, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Mr. Weissglass,

I am writing to express my wholehearted support for the Grateful Dog. We have been happy patrons at the Grateful Dog for over eight years, relying on their hospitality, training, and boarding services daily. They have always taken great care with my two dogs and the others in their charge, and always have shown a great deal of concern and respect for the neighborhood.

The full range of services and support that the Grateful Dog offers is unparalleled. I'm not sure how, with my full time job and travel, we could function without their full suite of services and 24/7 coverage. As a practical matter, my dogs cannot be left alone, as they are anxious and would lick themselves to the point of creating hot-spots and bark constantly and disturb the neighbors. (We have tried everything, but even crating resulted in more licking and barking, and having a dog walker come to the house once or even twice a day does not mitigate the problem.) But they are happy and calm and quiet at the Grateful Dog whether on regular stays or short-notice, which is absolutely essential, because I often travel for work with little notice.

Beyond that, they are just a wonderful team of people, who care for the dogs and their community. Already, they have adjusted their pick up and drop off hours to accommodate neighbors, and in my experience, they keep the business quiet except for those moments, when the dogs react to someone new coming to the door.

Thank you for your consideration, and please do not curtail the ability of the Grateful Dog to offer their essential services! I love my dogs and they greatly contribute to my quality of life. Without the services that the Grateful Dog provides, it would be impossible for me to have dogs in San Francisco. Please feel free to call me to discuss, if you have additional questions,

Karen E. Silverman

Karen E. Silverman

LATHAM & WATKINS LLP

505 Montgomery Street | Suite 2000 | San Francisco, CA 94111-6538

D: +1.415.395.8232 | M: +1.415.699.4262

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Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass
November 29, 2018

Mr. Weissglass,

I am writing this letter to express my personal support for the Grateful Dog during their hearing on December 13th, 2018 while they are in the process of updating a new City Permit.

Please note that I have been a San Francisco resident for over two years now and have been a happy and loyal customer of the Grateful Dog from day one. I moved across the country with my dog Max and as the sole care taker and provider for my dog, I was very nervous about what to do with him while away for work. Max is a pitbull mix and for most dog facilities, he is on the restricted list. I was so lucky to have found the Grateful Dog who spent the time to get to know Max before warmly welcoming him into their facility. The Grateful Dog is the only facility within 3 miles of my apartment that will take Max and without them, there are plenty of days that I would not be able to make it to my meetings on time.

The Grateful Dog has always been incredibly responsible with my dog Max and is always responsive when I have had changes in my schedule or even to share feedback. They offer wonderful overnight and daycare options; both of which I have taken part in. When I have had last minute trips I know I can always rely on the Grateful Dog rather than finding a dog sitter that may or may not be equipped to properly care for a dog.

I honestly do not know what I would do without the facility and would hate to lose the Grateful Dog as a valued neighbor in the marina.

Sincerely,

Carly Reiner

301.758.0888

CarlyReiner@gmail.com

530 Chestnut Street,

San Francisco, CA 94133

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

From: **Carolyn Clute** <carolyn.clute@gmail.com>

Date: Sat, Dec 1, 2018 at 6:39 PM

Subject: The Grateful Dog, SF City and County Planning Dept., Case No. 2018-012576CUA

To: <ecervantes@gmail.com>

Mr. David Weissglass
Planning Department
Case No. 2018-012576CUA
City and County of San Francisco

Dear Mr. Weissglass,

As a longtime San Francisco resident and dog owner, I am writing to share with you how important the daycare and boarding services at The Grateful Dog are to me. Having been widowed this past year, I am incredibly selective about who I trust with my dog, who is now my only remaining family. The owners and the staff at The Grateful Dog are the only people with whom I will entrust my dog's care. Additionally, they are one of the very few dog daycare and boarding facilities on the north side of the city, which is crucial for me as my schedule often takes me to Marin. Most other facilities are on the southeast side of the city. Given my schedule and the gridlock between home and those locations, The Grateful Dog is the only viable dog care option for me. I respectfully request, and beg, that the Planning Commission approves the amended permit so that I can continue to use The Grateful Dog's daycare and boarding services. Without them, my unfortunate circumstances will be made that much more difficult.

Respectfully,

Carolyn Clute



Dan Parsons <cincidan@gmail.com>

to me, Leah

Ernie, thanks for letting us know about the current situation with The Grateful Dog. Below is a quick blurb you can use as a support letter, let us know if there's anything else we can do to help.

Our dog Jude loves going to The Grateful Dog. In the past, boarding her has caused her much anxiety and puts stress on my wife and I anytime we travel. With The Grateful Dog it's much different... she drags us across the neighborhood out of excitement anytime we say "time for school" and walk her over. We feel very comfortable and grateful (no pun intended) for the environment you and your team have created for her. Believe it or not, but TGD is a major factor for us when choosing which neighborhood to live in.

Cheers,

Dan

--

Dan Parsons

cincidan@gmail.com

(513) 382-0631

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass
RE: The Grateful Dog

December 1, 2018

I am writing this letter in support of the The Grateful Dog, a business located on Lombard Street in San Francisco. I have been a client of this business since 2013 and have had only positive experiences with them. They provide a service that is highly needed for those of us who have dogs but work full time. Their employees and management are highly professional, courteous and respectful. I rely on the personal attention and flexibility they have provided as **a local, small business**. It would be very difficult if I had to find another option outside the city at one of the larger chain doggie daycares. The Grateful Dog has always been accommodating to my schedule and their Marina location is convenient for me since I live in Russian Hill. Therefore, I have relied on them on a weekly basis to care for my dog.

I hope that you consider the benefits they are providing to our community. Thank you for your consideration.

Best regards,
Jennifer Piumarta
1324 Broadway
San Francisco, CA 94109

John and Rhea DeCarli
530 Chestnut St., #308
San Francisco, CA 94133

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

December 9, 2018

Dear Mr. Weissglass,

Like so many of our fellow San Franciscans, we love and value the companionship of our dog, and we also both have demanding careers that sometimes prevent us from giving our dog all the exercise and socialization with other dogs that he needs to continue to be a good canine citizen of San Francisco. That's why businesses such as Grateful Dog are so vital to the community. Grateful Dog provides a place where dogs can receive exercise and socialization instead of staying home alone, which could result in behavior problems that would be disruptive to the owners' neighbors. We receive tremendous value from having Grateful Dog located conveniently close to our home so that bringing our dog to Grateful Dog creates a minimal amount of extra traffic and pollution.

We understand that a small number of neighbors have voiced concerns. I urge that you consider several factors when weighing those concerns:

First of all, in our experience the management at Grateful Dog has always dealt with any concerns proactively, to make sure that the issues are not repeated. I know that Grateful Dog has proposed measures to mitigate the concerns and you can be assured that they will follow through with these actions and any additional actions required.

Secondly, Grateful Dog is located on one of the busier commercial streets in the City, near many restaurants, bars, hotels, and other busy businesses. That's the reality of the Lombard street, it's not reasonable to expect no noise in that area.

Finally, consider that every dog that stays at Grateful Dog is a dog that won't be bothering the owner's neighbors by barking when home alone. The benefits to so many customers (and their neighbors) offset whatever tiny negative impact the business has many times over.

Yours sincerely,

John and Rhea DeCarli

December 3rd, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Planning Commission,

I am writing in support of the Grateful Dog for the Planning Commission Hearing occurring December 13th 2018. Our family found The Grateful Dog during a very stressful time in our lives. Our rescue puppy has separation anxiety, and as we were trying to figure out what that meant, and searched for a trainer, the Grateful Dog was there to help. We had tried another dog daycare and were disappointed and felt guilty every time we picked him up. We felt that although the animals were kept safe, they really looked sad when we went to pick him up. That's when we called the Grateful Dog and set up an appointment. The staff was so helpful and sensitive to Oliver's personality. The facility was very clean and the dogs looked really happy. The employees of Grateful Dog make sure that the dogs are well taken care of and work with them constantly throughout the day to ensure that everyone is playing nicely. They take the time to "interview" each dog to ensure a good fit with the group there. This business provides an invaluable service to people like us who have taken on a rescue dog with special training needs, and those who travel or work and want to provide a happy environment for their companion animal.

Sincerely,

Lauren Cuevas

December 4, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Mr. Weissglass:

It has come to our attention that Grateful Dog has re-applied for a permit to continue running their dog care business at 1769 Lombard Street, and that their renewal is possibly being contested.

As regular visitors to San Francisco, it is essential that we have kind, trustworthy and competent care for our dog. When we visit three to five times a year, Grateful Dog is nearby our Joie de Vivre stay at the Hotel del Sol.

That easy walk over to Grateful Dog allows us to explore San Francisco, visit friends and family, spend money in your town. If we did not have the resource that is Grateful Dog, our visits would likely diminish, if not cease.

Please consider endorsing the renewal of Grateful Dog's business permit, thereby saving your City a valuable asset.

Sincerely,



Lin Goodnick and Billy Goodnick

P. O. Box 20334
Santa Barbara, CA 93120
(805) 687-1690
goodnick3@cox.net

cc: Ernie Cervantes at Grateful Dog



Ernie Cervantes <erncervantes@gmail.com>

Letter of Support for Grateful Dog

Molly DeShazo <mdeshaz@gmail.com>
To: erncervantes@gmail.com

Tue, Dec 4, 2018 at 8:45 AM

To Whom it May Concern,

I am both a loyal patron and neighbor of the Grateful Dog. In my five years of living in the neighborhood the staff have been nothing but wonderful to both my dog and my family. They offer the kind of personal, hands-on service that everyone craves from local, neighborhood businesses.

Moreover, they add value to the neighborhood. The staff know its customers and vice versa. This is important in a city that is rapidly changing and on a street that has many vacant storefronts at the moment. That is where we should be focusing our energy. Grateful Dog is a business that we should ensure stays afloat and isn't brought down by anyone, simply because they do not care for it near them.

Best,

Molly DeShazo

November 25th, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

I would like to give my written support of Grateful Dog and hope they can continue business as usual.

I moved to San Francisco two years ago and my company required me to be in the office most days plus I travel extensively for work. There were two things that were the largest source of stress for me in my move. 1) How can I find a safe, affordable, close to work apartment in the city? 2) Where will I take my 'furchild' Golden Retriever while at work and when I travel? I was fortunate to find the perfect apartment and the perfect place to take my dog.

This may be surprising if you don't have a dog, but my options were much more limited than I expected. I didn't want a dog walker due to the horror stories of inexperienced people walking multiple dogs off leash and losing them. It was important to me to find a doggie day care that offered overnight stays with a professional, trained staff in a safe environment. Since my dog weighs 60 lbs the only options in my neighborhood were Grateful Dog or Fog City Dogs. The third option was Wags in SOMA. Wags was not ideal due to traffic and the distance I would have to drive 2ce per day to take my dog there. That leaves two options for large dogs if you live in Pacific Heights, Cow Hollow or The Marina. I am not sure what I would do if Grateful Dog closed.

I was a bit surprised to hear a couple of neighbors complained about barking. Recently my neighbor shared that Grateful Dog told him he couldn't take his dog there anymore because he barked too much. Grateful Dog was willing to turn away business to ensure there are no dogs there that excessively bark. I had another neighbor with an aggressive dog that Grateful Dog also turned away. Again, prioritizing the dogs and the peace of the neighborhood over profits. I also think it is a bit silly to complain about the noise of a dog barking in San Francisco especially at such a busy intersection. At the corner of Laguna and Lombard you have many people walking dogs, student housing, bars, gas stations, homeless, buses, cars. I cannot imagine this is a quiet and peaceful corner disrupted only by the occasional barking of a dog at Grateful Dog.

Last, this move to San Francisco has been challenging for me because it feels like everything is a bit more difficult in this city. Rents are extremely high, the homeless situation is out of control, public transportation is poor, everything is more expensive. I could go on but I think this is not a surprise to anyone. The two things that keep me in this city are an apartment I love and how dog friendly San Francisco is. Without sounding overly dramatic, not having an option of a place to take my dog for day care and overnight stays would be a compelling reason to leave San Francisco. I am responsible for this innocent and helpless animal and need a safe, caring place to take him when I go to work and travel.

I hope Grateful Dog remains open so I have a place to take my dog. I would hate to see a small, local business go under and people lose their jobs. Grateful Dog and their staff are an important part of the community and provide a safe, loving environment for our dogs.

Warm regards,

Natalie Cariola
Pacific Heights, CA 94109
310-925-0961



Ernie Cervantes <erncervantes@gmail.com>

The Grateful Dog SF - Letter of Support

Netta Ascoli <nascoli@gmail.com>
To: erncervantes@gmail.com

Mon, Dec 10, 2018 at 10:58 AM

Hi Ernie,

Here is our letter of support:

We adopted our miniature Schnauzer, Jimmy, just over a year ago. After bringing him home, we quickly realized that he has severe separation anxiety and can't be left home alone for more than 30 minutes at a time. Fortunately, having The Grateful Dog nearby means that we have a trusted place for Jimmy to be while we're at work. Were Grateful Dog to shutdown, we would be forced to choose between working and giving up a beloved member of our family; please don't force us to make this impossible choice.

Sincerely,

Netta Ascoli and Matthew Jaffe

On Wed, Nov 21, 2018 at 4:17 PM Ernie Cervantes <erncervantes@gmail.com> wrote:

[Quoted text hidden]

December 4, 2018

Planning Department
City and County of San Francisco
Case No. 2018-012576CUA
1650 Mission St. Suite 400
San Francisco, CA 94103
Attn: David Weissglass

Dear Mr. Weissglass,

I am writing this letter in support of my neighbor, The Grateful Dog Wellness Center. For the last two years I have lived directly above them, and I must say, they couldn't be better neighbors. When I was searching for a place to live in the Cow Hollow/Marina neighborhoods I came across this apartment, that sat right above The Grateful Dog. I was reluctant when it was disclosed to me that I would be living, not next to, but on top of a dog daycare. I was concerned about noise and traffic and odors that I would experience, but those worries were quickly put to rest. There are never any parking issues because people usually park right in front and drop off or pick up and leave. There are never any issues with noise. This was surprising to me at first because I thought the dogs that were there overnight would bark, but that is not the case. Like their human companions, dogs sleep at night! It was really reassuring to find that the place pretty much shuts down at night and everything is super mellow, and this comes from a very light sleeper. As far as smells go, I have never had any issues with smells. I see that when the dogs relieve themselves outside their waste is quickly cleaned up. I say that I "see" because I actually do see this. I have an outside deck that sits right above the Grateful Dog's backyard, so I witness everything that goes on outside, please see the attached photo of my deck in relation to the Grateful Dog's outdoor space. My deck has a dedicated workout/CrossFit area. Being health conscious and a fitness enthusiast I spend a lot of time on my deck working out. I see that when the dogs do bark outside an employee is always there to quiet them down. I'm not a dog owner, and don't know all the training commands and how to get dogs to listen, but I will say that The Grateful Dog staff is very diligent in their procedures and the dogs always listen to them, they are true professionals.

I have come to know the owner, Ernie, and he has always asked about how things are going and if we can hear the dogs or smell any off-odors. I appreciate his concern and it's surely a testament to how well that business is ran. I do hope that the commission approves their permit and they are able to continue operating. I know that they play a very important role in this neighborhood and it would be a travesty for the commission to arrive at anything short of total support and approval.

Sincerely,

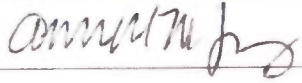


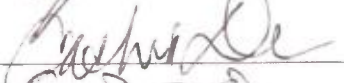



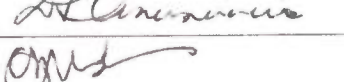

Nathaniel Evanhoe
1769 Lombard ST. #B
San Francisco, CA 94123





Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location

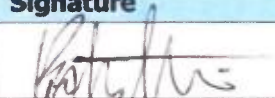
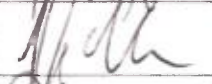


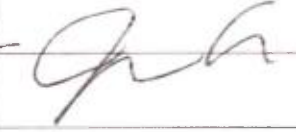
Petition summary and background	The Grateful Dog was originally permitted in 2009 under then-existing City requirements. Since then the Planning Code requirements and definitions have changed, which include a more recent addition of a more specific "kennel" category. The Grateful Dog is in the process of updating its City permits. Under current requirements, The Grateful Dog is required to obtain a conditional use authorization from the Planning Commission for its operation. Your signature below indicates your support of The Grateful Dog in its pursuit of the City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of The Grateful Dog, at 1769 Lombard Street, who hereby support The Grateful Dog in its application to the City and we urge the Planning Department and Planning Commission to approve The Grateful Dog's application for a conditional use permit for a kennel.

Printed Name	Signature	Address	Comment, if any	Date
Amanda Jones Mo		1958 BUSH ST ^{SF, CA} 94115	will testify if needed @ planning	11/20/18
Jeremy Tilley		807 Columbus Ave. Apt. 301		11/27
Jenna Ebert		394 Union St.		
Catherine Dacre		12 Nina Dr Novato		11/28
LORRICHIAN her fian		739 Lake St SF 94115		"
Jenna Williams		3716 Sacramento St.		11/30
Liz Olson		1920 Jefferson St.		11/30
Dulce Anunciacion		168 Bertita St. SF, CA 94112	This service is invaluable. Guinness loves it here!	12/3
BRIAN DEVERA		940 BUSH ST APT 404 SAN FRANCISCO, CA 94109		12/3

*the
signature
is not
clear*

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location

Petition summary and background	The Grateful Dog was originally permitted in 2009 under then-existing City requirements. Since then the Planning Code requirements and definitions have changed, which include a more recent addition of a more specific "kennel" category. The Grateful Dog is in the process of updating its City permits. Under current requirements, The Grateful Dog is required to obtain a conditional use authorization from the Planning Commission for its operation. Your signature below indicates your support of The Grateful Dog in its pursuit of the City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of The Grateful Dog, at 1769 Lombard Street, who hereby support The Grateful Dog in its application to the City and we urge the Planning Department and Planning Commission to approve The Grateful Dog's application for a conditional use permit for a kennel.

Printed Name	Signature	Address	Comment, if any	Date
Pavlin Nithbon		53 Rico Way 94123		12/4/18
Ry Olson		1970 Jefferson St 94123		12/4/18
Andy Reiner		530 Chestnut St. 94133		12/6/18
Larry Marsh		980 Bush St 94109		12/9/18
Jessica Carter		2617 Laguna St. #4		12/11/18

3124 (Jania), 3124A,
3126 (Cosby), 3126A,
3128, 3128A Laguna
(Douceur)

3132 Laguna
(Wohl)

3136, 3138, 3140 Laguna
(Dintcho)

1799 Lombard

1787 Lombard

1785 Lombard

1779 Lombard

1769 Lombard
THE GRATEFUL DOG

Academy of Art



3110, 3112, 3114
Laguna

1884 Greenwich

1874, 1876, 1878
Greenwich

1868 Greenwich

1864 Greenwich
(Young)

The Grateful Dog
Rear Yard Area at
ground level

Residential neighbor's
(Evanhoe) yard at 2nd level

3333 CALIFORNIA STREET MIXED USE PROJECT DRAFT EIR HEARING



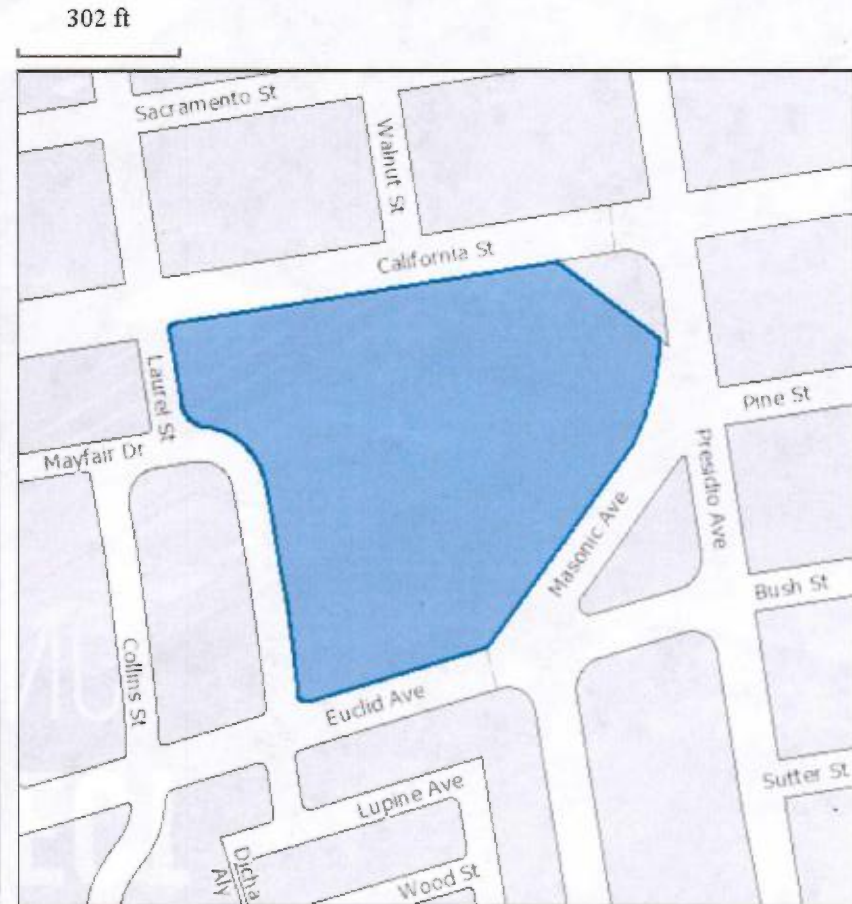
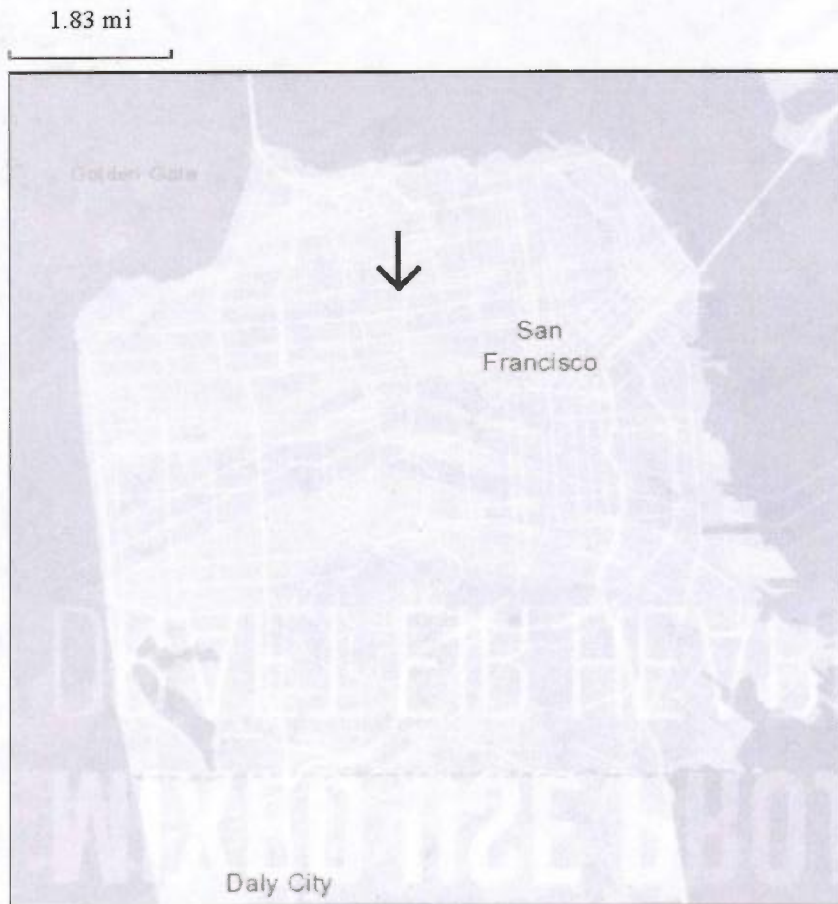
Case No. 2015-014028ENV

Kei Zushi
Senior Environmental Planner / December 13, 2018



**San Francisco
Planning**

Project Location



San Francisco Planning Department

Handwritten signature

15/12/18

Existing site configuration 3333 California Street property



Google Earth

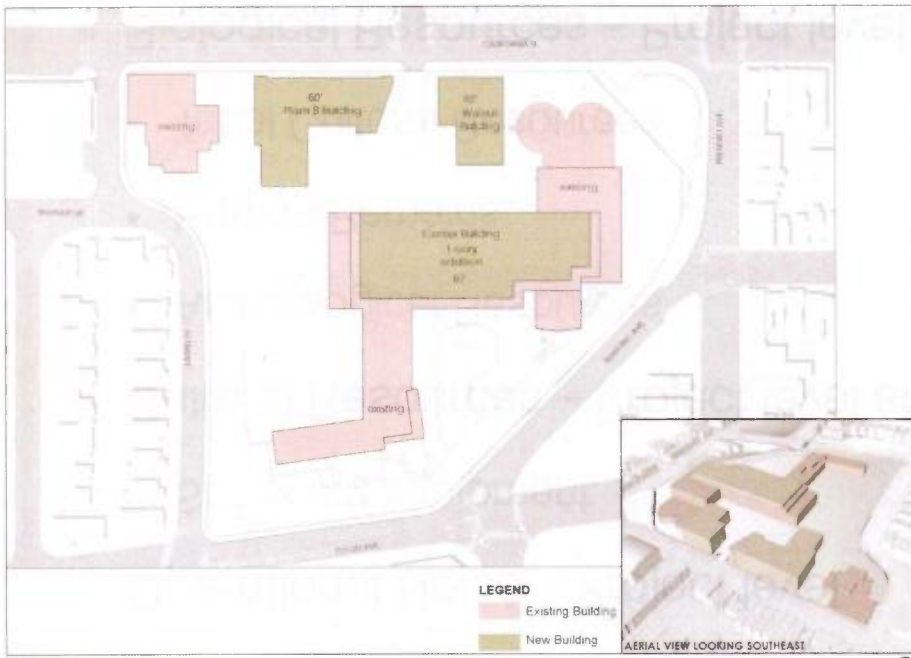
SUMMARY OF SIGNIFICANT AND UNAVOIDABLE IMPACTS

- Historic Architectural Resources
 - 3333 California Street property
- Transit Capacity
 - 43 Masonic Muni route
- Construction Noise

SIGNIFICANT IMPACTS THAT CAN BE MITIGATED

- **Transportation – Project level and Cumulative**
 - Regional vehicle miles traveled.
- **Construction Noise – Project level**
 - Groundbourne vibration.
- **Operational Noise – Project level**
 - Stationary equipment.
- **Cultural Resources – Project level and Cumulative**
 - Archeological Resources
 - Human Remains
 - Tribal Cultural Resources
- **Biological Resources – Project level and Cumulative**
 - Migratory birds
- **Paleontological Resources – Project level**

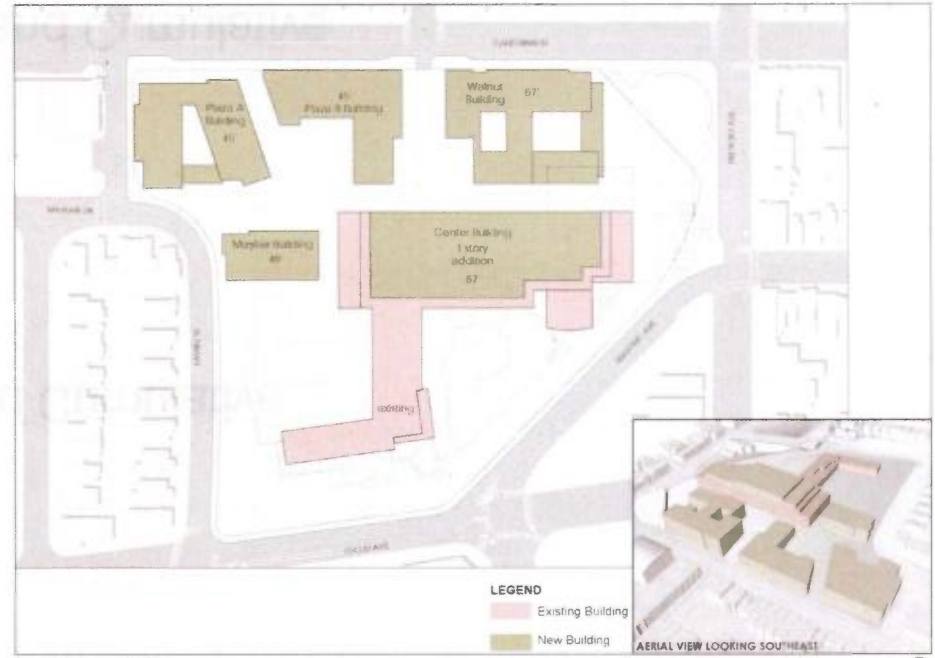
Alternatives B and C - Full Preservation Alternatives



3333 CALIFORNIA STREET MIXED-USE PROJECT

2015-0140/28ENV

FIGURE 6.2: ALTERNATIVE B: FULL PRESERVATION - OFFICE ALTERNATIVE SITE PLAN

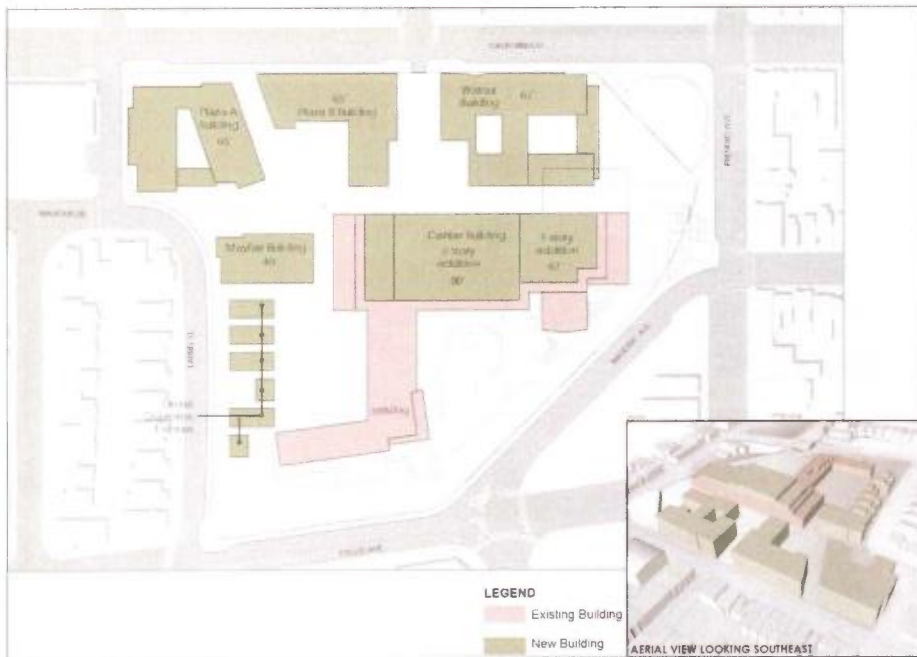


3333 CALIFORNIA STREET MIXED-USE PROJECT

2015-0140/28ENV

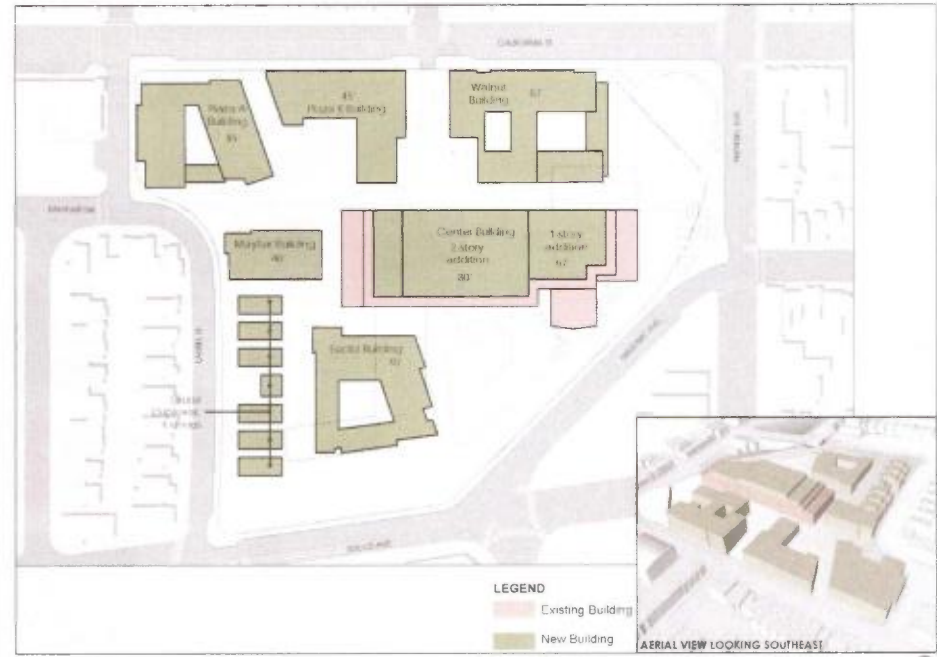
FIGURE 6.5: ALTERNATIVE C: FULL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN

Alternatives D and E- Partial Preservation Alternatives



3333 CALIFORNIA STREET MIXED-USE PROJECT
2015-014028ENV

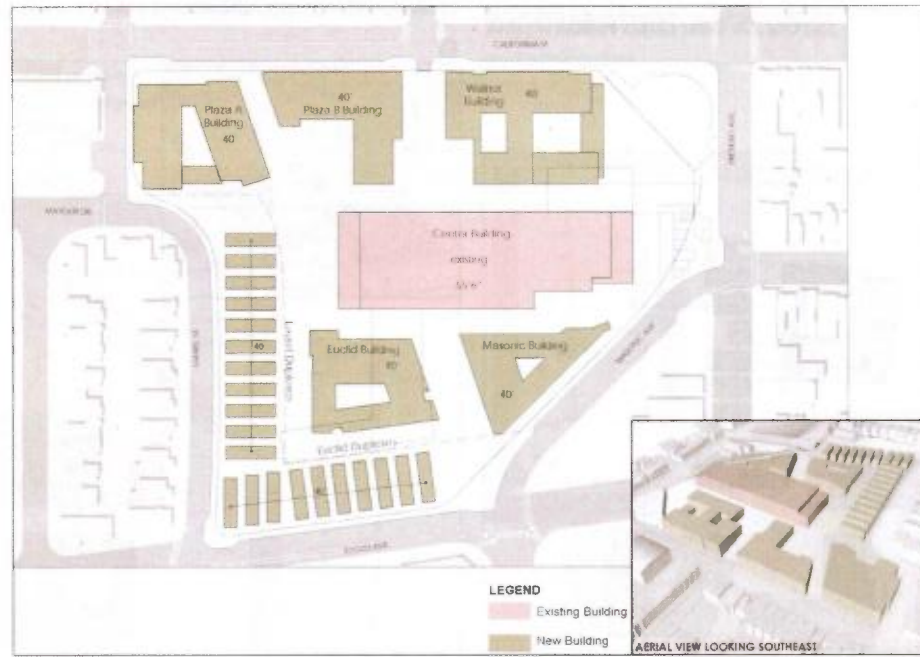
FIGURE 6.8: ALTERNATIVE D: PARTIAL PRESERVATION - OFFICE ALTERNATIVE SITE PLAN



3333 CALIFORNIA STREET MIXED-USE PROJECT
2015-014028ENV

FIGURE 6.11: ALTERNATIVE E: PARTIAL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN

Alternative F – Code Conforming Alternative



3333 CALIFORNIA STREET MIXED-USE PROJECT
2015-01-07/SENV

FIGURE 6.14: ALTERNATIVE F: CODE CONFORMING ALTERNATIVE - SITE PLAN

3333 CALIFORNIA STREET MIXED USE PROJECT DRAFT EIR

Draft EIR Publication date:
November 7, 2018

Historic Preservation Commission:
December 5, 2018

DEIR Public Comment Period:
November 8 to
5 p.m., December 24, 2018

Email comments to:
CPC.3333CaliforniaEIR@sfgov.org



Mail comments to:

Kei Zushi
EIR Coordinator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco 94103

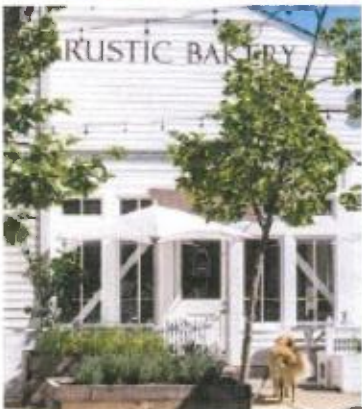
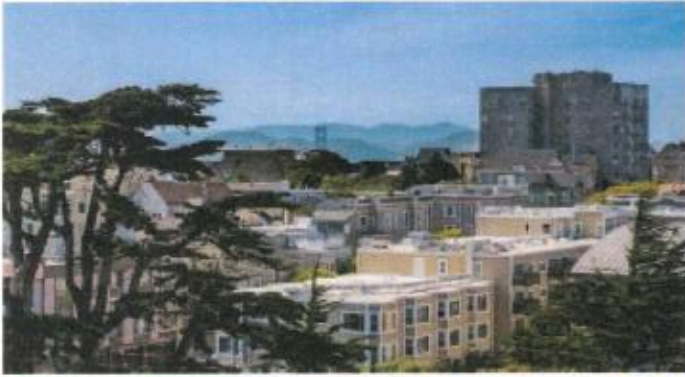


San Francisco
Planning



Received at CPC Hearing 12/13/18
K. Zusli

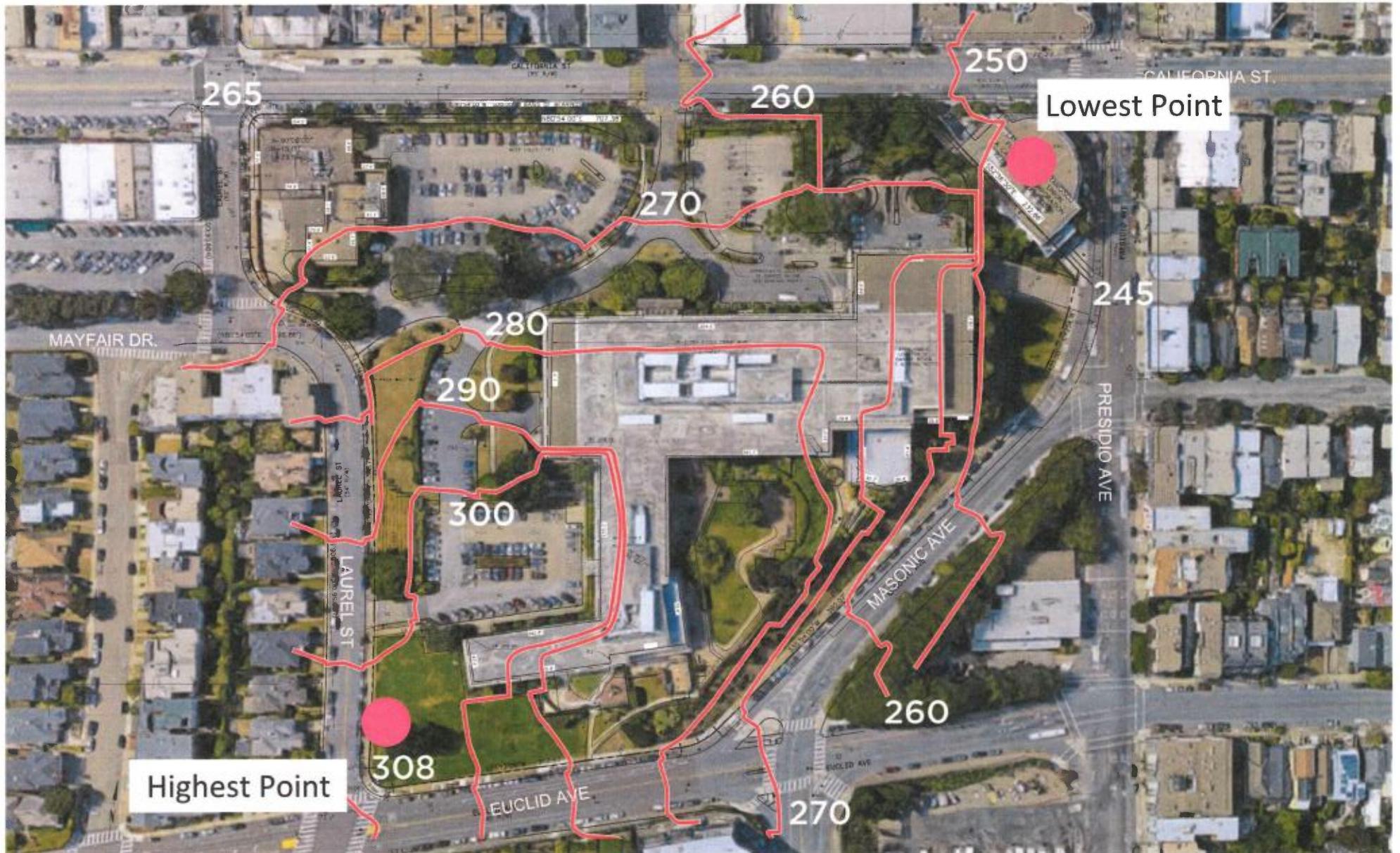
3333 California Street



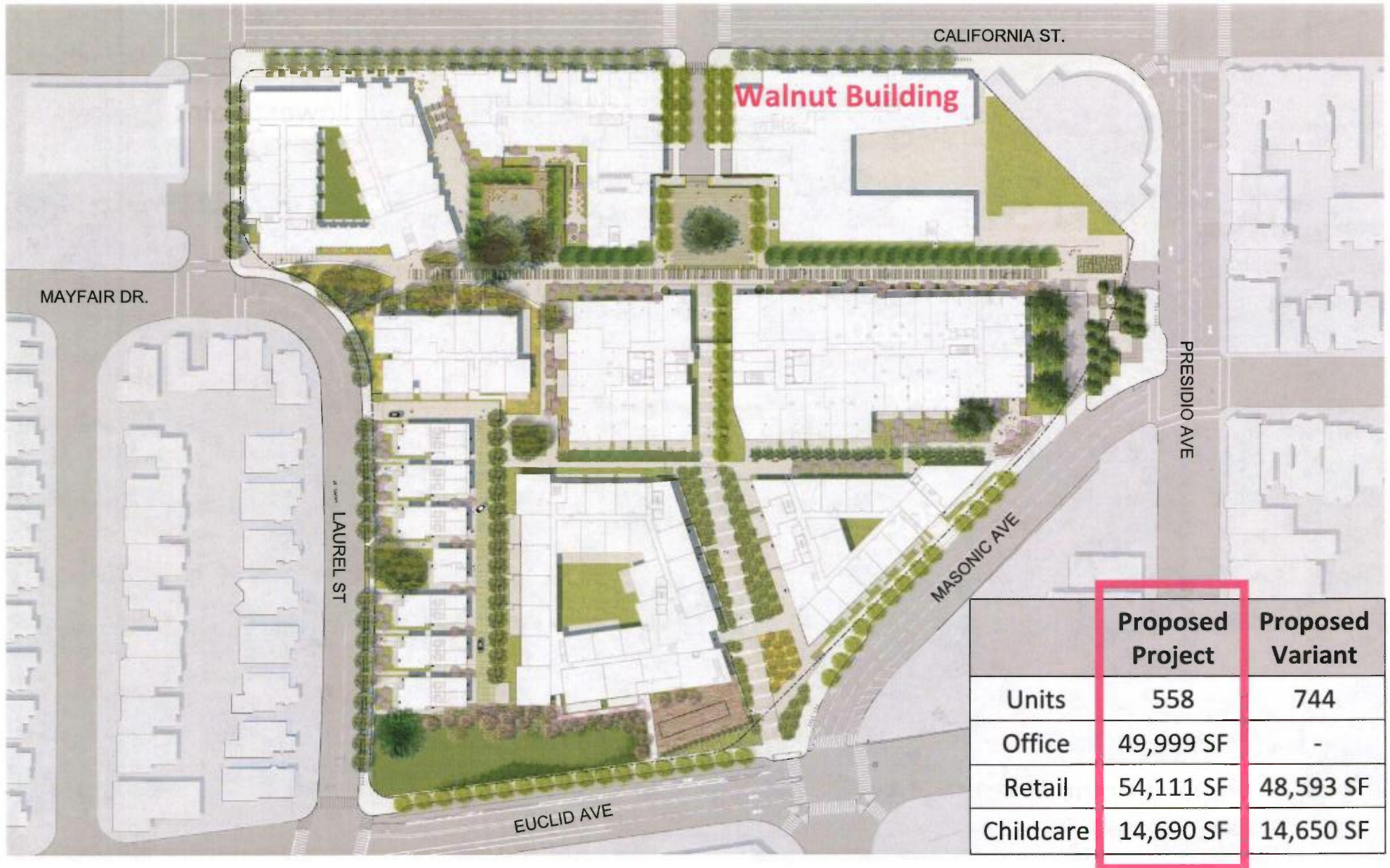
Underutilized Site Today



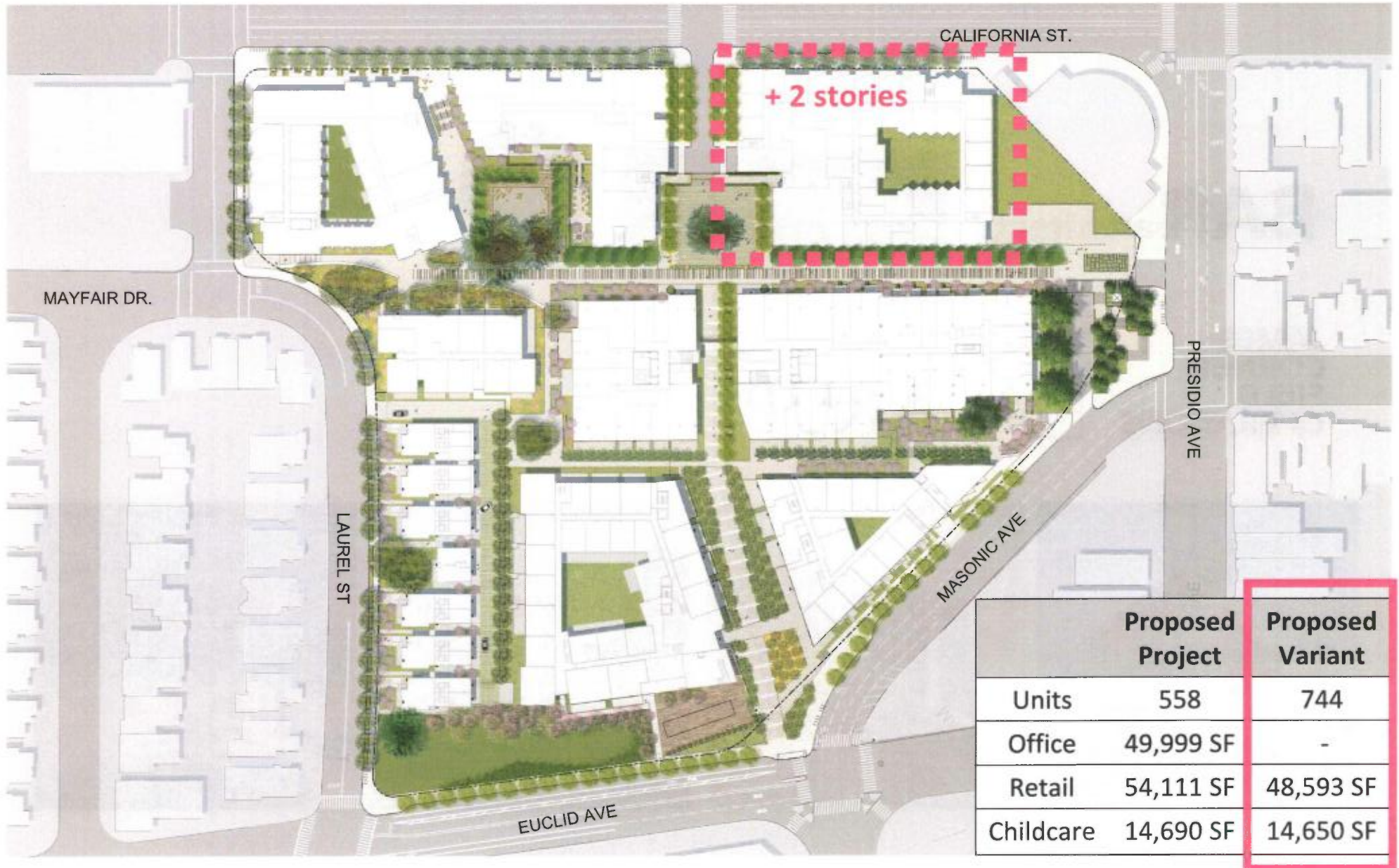
Site Topography



3333 California Proposed Project Site Plan



3333 California Proposed Variant Site Plan



Design and Vision for the Long Term

BAR architects

JENSEN

SCB

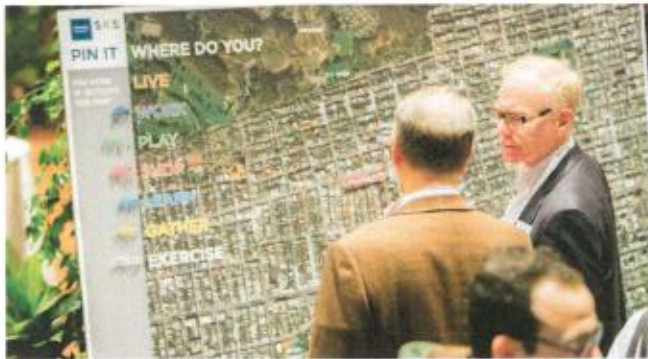
**JAMES
CORNER
FIELD
OPERATIONS**

**MS
LA**

ARUP



Community Outreach Meetings



Connect & Extend: A Walkable Neighborhood



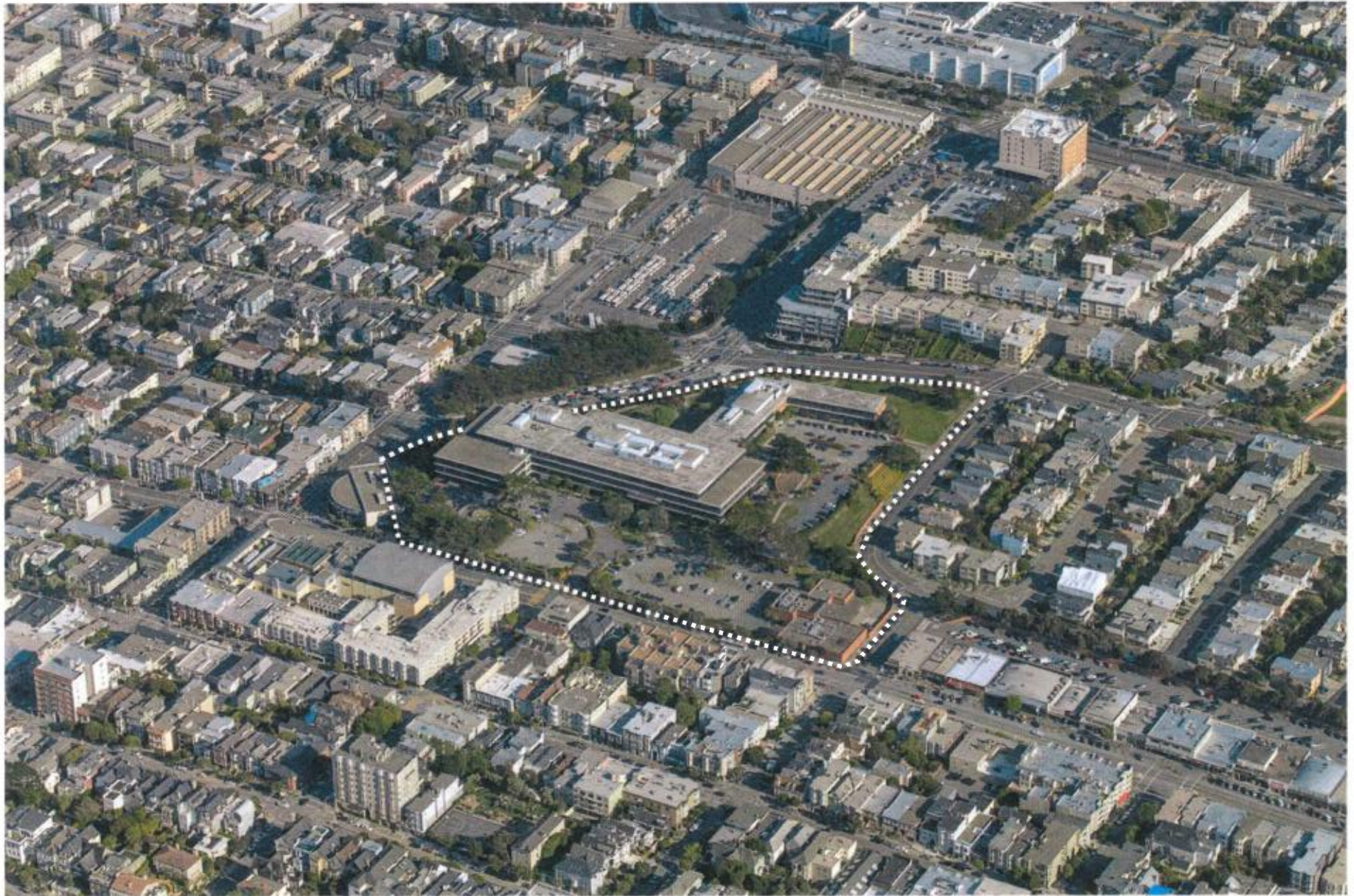
Existing Condition: Not accessible to public



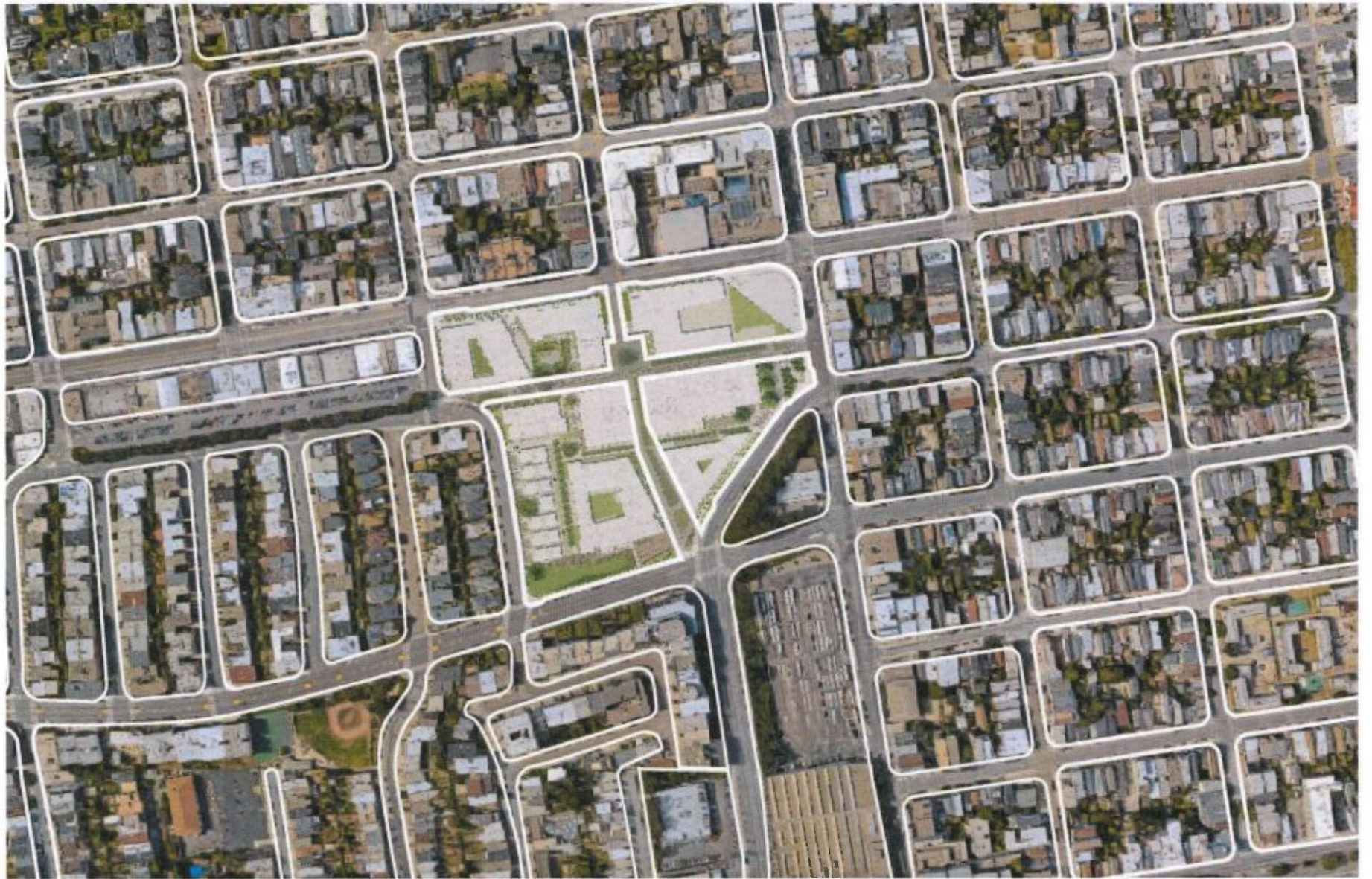
Existing Condition: Disconnected from the neighborhood



Existing Condition: An Island



Proposed Project: Connected to the urban fabric

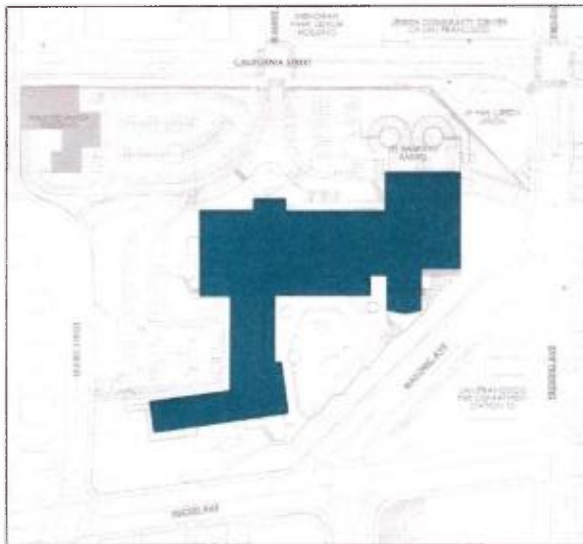


Adaptive Reuse of Existing Building

EXISTING BUILDING
362,000 GSF
(not including parking or annex)

PROPOSED REMOVAL
185,958 GSF REMOVED
(not including parking)

PROPOSED CENTER A & B
322,888 GSF
(not including parking)



Proposed Project: Pedestrian Access Points

Cypress Stairs



Pine Street Steps



Oak Meadow



Walnut Walk



Open Space Example: The Overlook



Mixed-Use

EXISTING: Laurel Village Retail

PROPOSED: 3333 Mixed-Use



Extension of active ground-floor uses



Mixed-Use: Convenience and Walkability



Over 5 acres of open space

A NEIGHBORHOOD OF CALIFORNIA LANDSCAPES

"A garden, to be a work of art, must have the soul of the native landscape in it."

JENS JENSEN

Oak Meadow
AT MAYFAIR PROMENADE
pass under mature Oaks and through a flowering meadow



The Green
AT EUCLID GREEN
throw a ball, fly a kite, or enjoy a picnic on the lawn, overlooking the city beyond



River Grove
AT WALNUT WALK
crawl through a shady grove, and listen to the songbirds



Cypress Grove
AT CYPRESS SQUARE
read a book under the 110-foot-tall Cypress trees in this intimate neighborhood square



Lush Ravine
AT MASONIC PLAZA
native dogwoods and ferns thrive in a quiet shade garden

City Gardens
AT MAYFAIR PROMENADE
take a walk along Mayfair and enjoy the eclectic neighborhood gardens



City View
AT THE OVERLOOK
perch above the neighborhood to take in the sweeping view to downtown



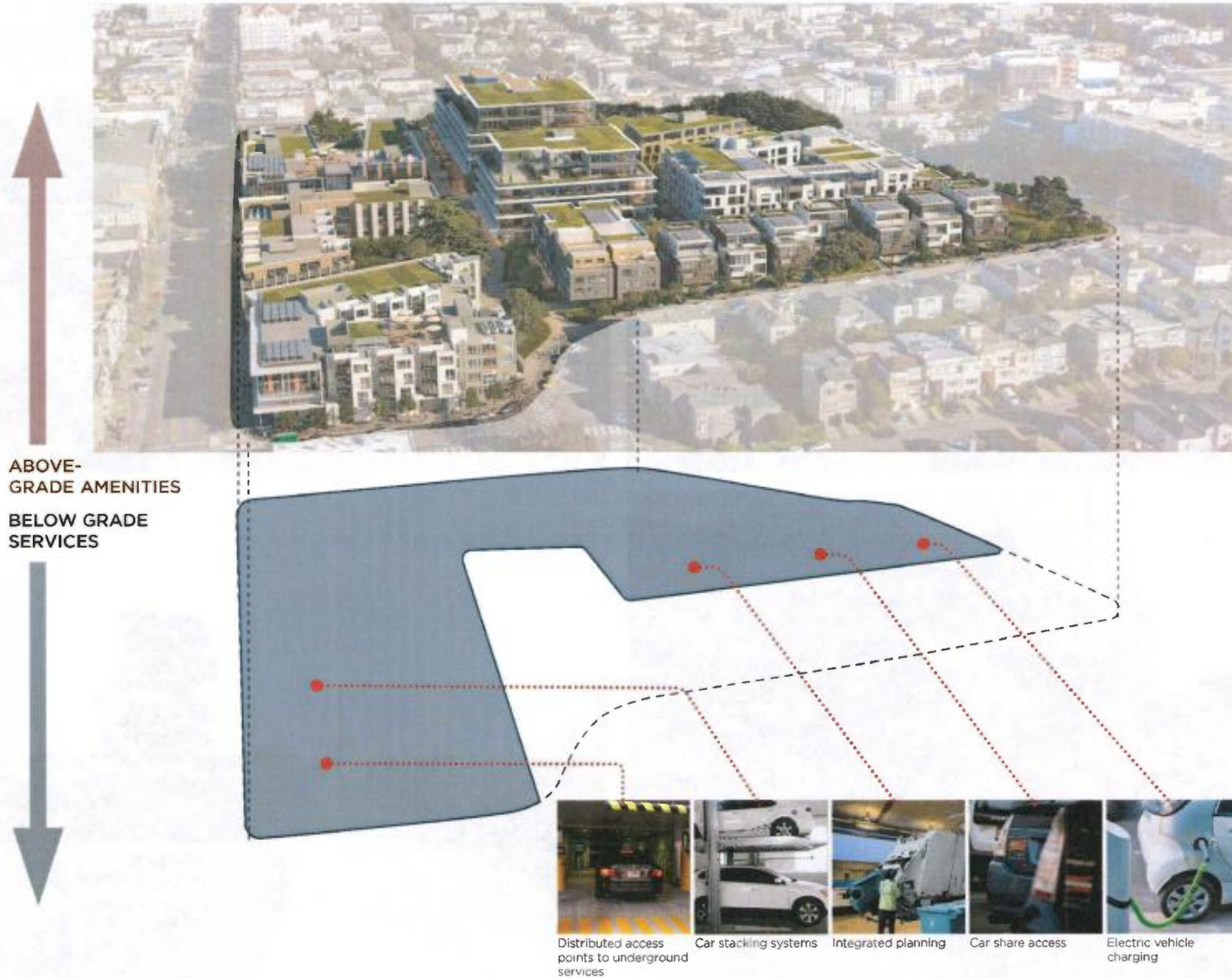
The Redwoods
AT PINE STREET STEPS
climb through towering redwoods, young and old



Existing: Includes 3.2 acres of surface parking



Proposed open space: Parking Underground



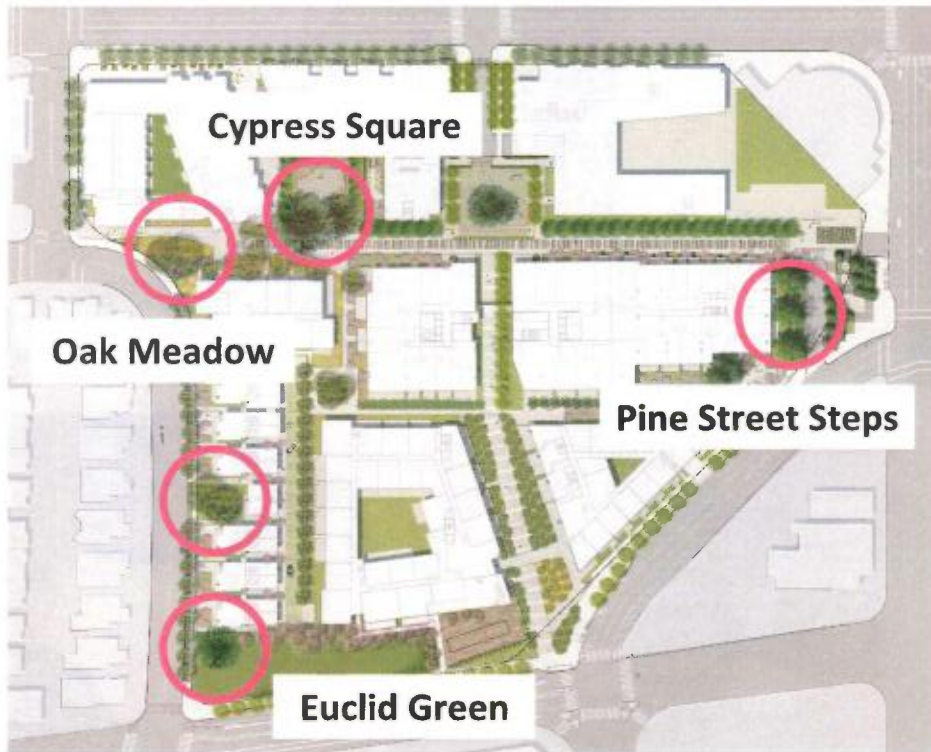
Proposed Open Space: Cypress Square



Proposed Open Space: Euclid Green Renovated



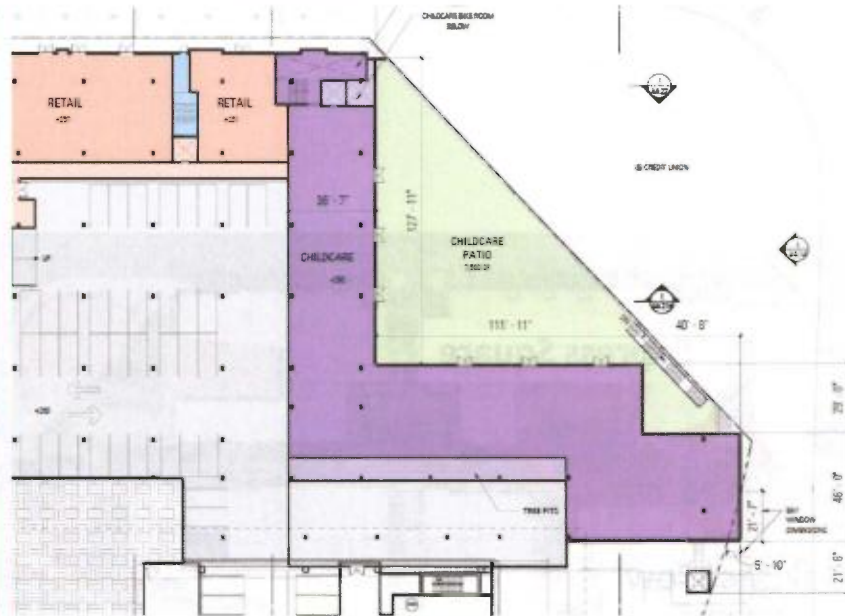
Urban Canopy & Key Tree Retention



	Existing	Proposed	Change
Street Trees	15	92	+77 (613%)
On-Site Trees	185	270	+85 (146%)
Total	200	362	+162 (181%)

Preserving key trees
around the site

On-Site Childcare



- Childcare proposed in the Walnut Building
- Approx. **14,600 SF** of on-site childcare to serve young families
- **~175 children**



A Housing Project for the Future of the City





Thank You



Minutes

Received at CPC Hearing 12/13/18



K. Zushi

I urge -- 12/24 DEIR deadline be extended 15 days.
On 12/5, HPC had remaining questions on neighborhood alternative.

Over 4 decades ago, *The Chronicle* described site as having:
"pleasant green lawns and plantings that enhance the handsome low lines
of the simple building designed by Edward B. Page."

DEIR doesn't mention that the cultural resource of remnant large mature trees from Laurel Hill Cemetery that were incorporated into the Firemen's Fund Building site as historic character-defining features are workhorses in mitigating GHG emissions. Planting small trees over a span of 15 years as if that would provide equivalent or reduced GHGs from thousands of VMTs associated with *NEW* retail uses to negatively impact everyone's HEALTH is concerning.

Historically site was designed to have commercial on California only.

The Jordan Park Improvement Association Board opposes retail on Euclid side.

Rose H.

MR. IONIN:
I will send this
to you
electronically.

R

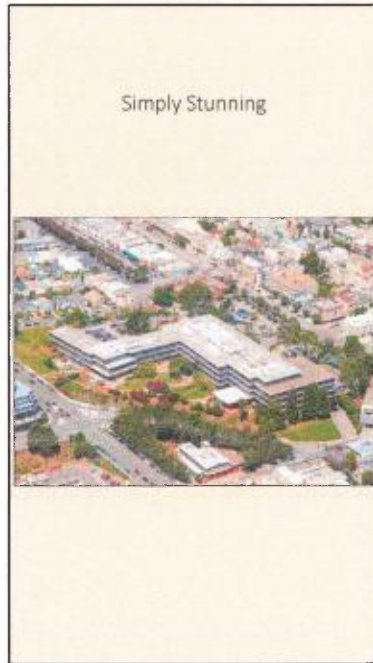
EIR responses to comments). But see *Burrtec Waste Indus., Inc. v City of Colton* (2002) 97 CA4th 1133, 1140, 119 CR2d 410 (court refused to apply presumption in negative declaration case when record contained no evidence that required notice was posted, but contained evidence that prior notices had been posted). If a claim of improper notice is later raised, and there is some evidence supporting that claim, evidence of compliance with the notice requirements may be critical in establishing compliance.

§9.20 B. Review Period

The required time periods for public review of draft EIRs are set forth in CEQA and the CEQA guidelines. See Pub Res C §21091(a); 14 Cal Code Regs §§15087, 15105, 15205. Generally, a draft EIR must be circulated for public review for 30 to 60 days, but the public review period for EIRs submitted to the State Clearinghouse must be at least 45 days (unless a shorter period, not less than 30 days, is approved by the State Clearinghouse). 14 Cal Code Regs §15105(a). Under the CEQA Guidelines, the review period should not be longer than 60 days, except in unusual circumstances, and the review period should run from the date of the public review notice (see §9.17). 14 Cal Code Regs §§15087(e), 15105(a). Occasionally, an agency will decide to establish a review period longer than 60 days. Neither the Guidelines nor CEQA case law have defined an “unusual situation” that may justify a longer public review period.

Agencies may adopt time periods for review as part of their CEQA implementing procedures, consistent with the requirements of CEQA, the CEQA Guidelines, and State Clearinghouse review periods (see §§9.21-9.23). Agencies must notify the public and reviewing agencies of the time period for receipt of comments on draft EIRs. 14 Cal Code Regs §15203(a). CEQA and the Guidelines set forth different rules for projects for which only local review is required (see §9.21) and for projects that are submitted for Clearinghouse review (see §§9.22-9.23).

Failure to circulate a draft EIR for the full required time period is an abuse of discretion. *Gilroy Citizens for Responsible Planning v City of Gilroy* (2006) 140 CA4th 911, 922, 45 CR3d 102.



Good afternoon Commissioners.
I'm Linda Glick, a resident of Laurel Street.
I'd like to explain the history of the restrictions placed on
the site by the Planning Commission and the community
use of the green space as a park.

The same developer who built the Laurel Heights
residential tract and Anza Vista was going to build a
residential tract on this site, but he died.



The School District acquired the property for a possible site for Lowell High School but decided to locate that elsewhere and sell this site. The District could get 50% more money from the sale if it could rezone it from First Residential to Commercial.

The District withdrew its first attempt at rezoning due to community opposition.

Resolution 4109

CITY PLANNING COMMISSION
RESOLUTION NO. 4109

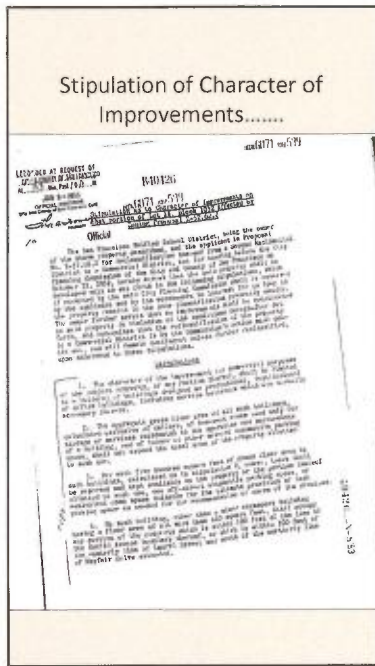
RESOLVED, That Proposal No. E-52,48,2, an application to change the use District classification of the hereinafter described parcel of land from a First Residential District to a Commercial District, be, and the same is hereby APPROVED; subject to the stipulations submitted by the applicant and set forth herein:

Commencing at a point on the E/2 of California Street distant thereon 107 feet west of the N/2 of Francisco Avenue (proposed), thence easterly on said line 707.076 feet to a curve to the left having a radius of 15 feet, thence 100 feet measured on the arc of the curve to the left having a radius of 15 feet, thence southerly on the N/2 of Laurel Street 257.287 feet to the curve to the left having a radius of 40 feet, thence 77.112 feet measured on the arc of the curve to the left to a curve to the right having a radius of 180 feet, thence 125.120 feet measured on the arc of the curve to the left, thence 228.710 feet measured on the arc of the curve to the right to a curve to the left having a radius of 80 feet, thence 20.186 feet measured on the arc of the curve to the left to the northeast line of Euclid Avenue, thence N 74° 15' E on the northwest line of Euclid Avenue 212.064 feet to a curve to the left having a radius of 48 feet, thence 40.518 feet, measured on the arc of the curve to the left to the northwesterly line of Euclid Avenue (proposed extension), thence N 25° 54' E, 480.026 feet to the arc of a curve to the left having a radius of 480 feet, thence 254.170 feet measured on the arc of the curve to the left, thence N 67° 50' W, 228.980 feet to the point of commencement. Being the major portion of Lot 14, Block 1026, containing 10.4717 acres, more or less.

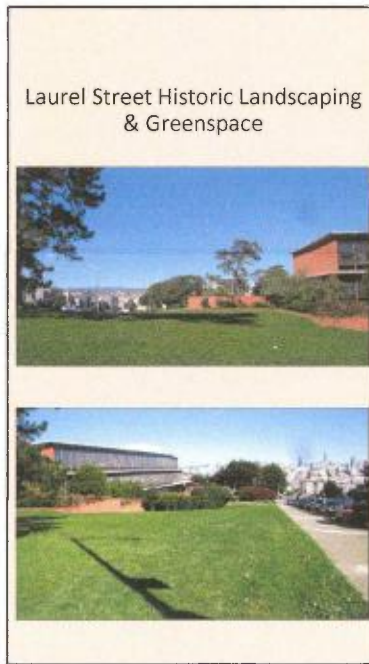
RESOLVED, FURTHER, That this change shall be and at all times remain subject to the conditions and covenants contained in the following stipulations as to the use of the land affected.

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building or buildings designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, exclusive of cellars, or basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allocated to such use.

Finally a deal was struck with the community that resulted in the restrictions stated in Resolution 4109 that include 100-foot landscaped setbacks along Laurel and Euclid streets and a ban on retail uses of the site.



Under Planning Code section 174, such Stipulations as to Character of Improvements become provisions of the Planning Code and can only be changed by the Board of Supervisors.



Through the years, the community has used the green landscaped spaces for recreational purposes and a lawyer has stated that the public has acquired permanent recreational rights on the green spaces.

There is a lot of talk about preserving neighborhood character.

Laurel Hill has always been a place where neighbors gather; children learn sports from their parents; and a Community is formed.

These Community bonds will not be formed along meandering concrete paths.

Character-Defining Features

Environmental Setting and Impacts
B. Historic Architectural Resources

Identified in the EIR. See Figure 4.B.1: Character-Defining Features of 1333 California Street, p. 4.B.21, for an illustration of the character-defining features of the site.

Table 4.B.1: 1333 California Street Character-Defining Features Identified in the EIR

Site and Landscape Features	Other Building
<ul style="list-style-type: none"> Concrete ramping along building, in effect forming terraces in high-angle landscaped site facing 22nd Street. 	<ul style="list-style-type: none"> Stepped multi-story concrete built into the street topography of the site.
<ul style="list-style-type: none"> Landscaping including concrete steps as patios, terraces, and planting areas, and other original landscape features: concrete balustrade, concrete 	<ul style="list-style-type: none"> Other building incorporating these features building phases that have all sides as terraces.
<ul style="list-style-type: none"> Decorative concrete balustrade with cast-iron columns. 	<ul style="list-style-type: none"> Decorative concrete balustrade with cast-iron columns.
<ul style="list-style-type: none"> 500 sq. ft. pergola with large plant canopy and concrete walkway on landscaped terrace and roof in architectural garden. 	<ul style="list-style-type: none"> Flat architectural rooftop garden.
<ul style="list-style-type: none"> Plants along street side of upper terrace. 	<ul style="list-style-type: none"> Plants along street side of upper terrace.
<ul style="list-style-type: none"> Open view along Pacific Avenue and Laurel Street. 	<ul style="list-style-type: none"> Concrete wall along street side of terrace.
<ul style="list-style-type: none"> Concrete pergola atop terraced planting feature facing Laurel Street. 	<ul style="list-style-type: none"> Concrete wall along street side of terrace, topped with a small square panel of obscure glass below a large pane.

Source: LSA, 2011 and San Francisco Planning Department, 2011.

California Register Eligibility Conclusion

Overall, the EIR reports on the subject property presented above concern that the site is a historical resource under Criterion 1 (Events) and Criterion 3 (Architecture/Design/Construction). Based on the findings included in the planning department's EIR, for the purposes of environmental review under the CEQA, 1333 California Street, including its designed landscape spaces, is eligible for listing in the California Register as a historic resource under Criterion 1 for its association with the broad pattern of development in San Francisco as an urban adaptation of a typically suburban terrace property type, and under Criterion 3 because it embodies distinctive characteristics of Midcentury Modern commercial architecture, and for its association with notable landscape architecturists Eric Finkbe, Royce & Williams and project engineers John J. Gould & H. J. Dayenault & Associates. The period of significance is 1954-1966, which encompasses the period when the building was initially constructed to when the last major addition was completed. Despite some alterations that post-date the period of significance, most notably window reconfigurations, changes to the primary entrance, and some changes to landscape elements, the project site retains sufficient integrity to convey its significance as a Midcentury Modern

4.B.21

The EIR identifies the concrete pergola atop terraced planting feature facing Laurel Street as a character defining feature of the resource. [DEIR p. 4.B.21]

Laurel St. Historic Landscaping
and Pergola



The EIR explains that as a characteristic of Midcentury Modern design, the use of patios, pergolas and interior courtyards created welcoming, transition areas where the inside and outside merged. [DEIR p. 4.B.12]

I, and the entire Community strongly supports our Full Preservation Alternative that protects these cherished Historic features of this important and iconic site.

THANK YOU



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 12/13/18
K. Zushi

December 11, 2018

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
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San Francisco, CA 94103

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CA 94103-2479

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Dear Ms. Gibson,

On December 5, 2018, the Historic Preservation Commission (HPC) held a public hearing in order for the commissioners to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the proposed 3333 California Street Project (2015-014028ENV). As noted at the hearing, public comment provided at the December 6, 2018 hearing, will not be responded to in the Responses to Comments document. After discussion, the HPC arrived at the comments below:

- The HPC found the analysis of historic resources in DEIR to be adequate and accurate. The HPC concurs with the finding that the proposed project would result in a significant, unavoidable impact to the identified historic resource.
- The HPC expressed the importance of the historic resource as an integrated landscape and building.
- The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts.
- The HPC expressed interest in understanding more about a "neighborhood alternative" that was discussed by the public during public comment at the hearing.
- The HPC also supported combining some elements of the different alternatives in order to increase the amount of housing in the Full Preservation Alternative C. Commissioner Hyland specifically requested that Alternative C incorporate some elements from alternatives B and D such as increased building heights along California Street (up to 65 feet), the conversion of some areas of office or retail to residential use, and the incorporation of duplexes along Laurel Street.

8/2/17

3/10/17

THE HISTORIC PRESERVATION COMMISSION

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,



Andrew Wolfram, President
Historic Preservation Commission

How The GRINCH STOLE CHRISTMAS!



By
Dr. Seuss



Received at CPC Hearing 12/13/18
Pub. Com.

December 13, 2018

SET THE PRIORITIES FOR CENTRAL SOMA OFFICE DEVELOPMENT APPROVALS BASED ON COMMUNITY BUILDING OUTCOMES – NOT POLITICS!!

In the Spring of 2018 David Binder Research polled 500 City voters about the Proposition M Annual Limit on Office Development that has capped total San Francisco office development to 950,000 sq ft per year (equal in size to ½ of the Salesforce Tower) since 1986.

When asked if Prop M’s limit should be reduced, increased, or left the same, 59% responded it should be no more than the current amount:

Do you think we should...

Change the current limits to allow less office development	30%
Keep the same limits we have	29%
Change the current limits to allow more office development	16%
Repeal Proposition M and have no limits on office development	14%
Don’t know	11%
Prefer not to say	<1%

When asked whether Community-Building components of office projects should determine which proposed developments get priority for approval by the City Planning Commission, 73% supported using that tie-breaker:

In some years, there are more office developments proposed than can be approved due to the limits in Proposition M. When this happens, the City Planning Department can set priorities for which office developments to approve first. Would you support or oppose giving the highest priority to office developments that include significant amounts of affordable space at substantially below-market rents, with this space restricted to small PDR businesses, neighborhood-serving retail shops, arts studios and workshops, and nonprofit community services?

If Support/Oppose: Is that strongly or somewhat?

Support strongly	42%
Support somewhat	31%
Oppose somewhat	8%
Oppose strongly	11%
Don’t know	7%
Prefer not to say	1%

And when asked what specific Community-Building components should be taken into account, in addition to setting aside part of the development’s site for new nonprofit affordable housing, the Voters overwhelmingly endorsed every kind of community asset:

Please tell me if you would support or oppose giving the highest priority to office developments that include permanently affordable space for each of the following.

If Support/Oppose: Is that a strongly Support/Oppose, or only somewhat?)

	Support		Oppose		Summary		
	Strong	Some	Some	Strong	Don't K	Support	Oppose
Small Production, Distribution, and Repair businesses and arts activities	42	36	9	8	5	78	17
Small Legacy Businesses	46	35	5	10	4	81	15
Neighborhood retail, such as a supermarket	40	39	8	9	4	79	17
Public recreation facilities, such as a community swimming pool	50	34	7	7	2	84	14
Childcare centers	61	25	4	7	3	86	11
Nonprofit community service centers	52	30	6	8	4	82	14

But the San Francisco Planning Department has NOT set any criteria at all for which of the 6 big Central SOMA office developments newly allowed by the just-approved Central SOMA Plan should be approved first. They all add up to over 5 million sq ft – \$5 Billion worth – of proposed new Tech Office space. Due to Prop M's annual limit on these approvals, it will take at least 4 years for all these projects to receive their very-valuable initial "entitlements." But ... every developer wants to be first.

This lack of fair and clear priority guidelines leaves the door wide open to political interference. The Mayor's office appoints a majority of the Planning Commission and so is in a position to dictate the outcome – who wins and who loses.

A FAIR AND OPEN PROCESS IS NEEDED

Central SOMA Tech Office project approval priorities should be based on their overall Community-Building benefits. One example of a straightforward approach would be:

Add up the total area sq ft of all the permanently affordable community asset project components included in the above list, including on-site public open space in excess of the minimum required, and add to that total the area sq ft of the project site being turned over to the City for future affordable housing development, if any. That grand total amount of sq ft of these Community-Building spaces for each project will be a certain % of that projects site's land area.

The project that commits to the greatest total % would get first priority for Prop M approval, and so on.

Permanent affordability of these spaces is crucial. Time-limited commitments always come to an end someday, and then the Community loses what it needs - forever. The standard for "affordability" used by the Voter-approved Proposition X is that the space cost no more than 50% of market-rate rents for the same kind of uses at other comparable locations in the City.

And if phasing is required for the four large "key sites" the same approach can be used to prioritize approval of individual phases, which also would be fair to the two smaller "key sites" that cannot practically be phased.

If the Planning Commission refuses to do this on its own, we already know the Voters are ready to make them do it. If necessary, TODCO is prepared to put a measure on the November 2019 ballot that does it.

S. Exline

Better Neighborhoods, Same Neighbors

We Need COMMUNITY SOLUTIONS TO STABILIZE OUR NEIGHBORHOOD AND PREVENT DISPLACEMENT

COMMUNITY EXPERTISE FIRST!

Future research and analysis of Planning Department strategies should be COMMUNITY-LED and INCLUSIVE of our multilingual and intergenerational communities.

What we need:

(LU 1.1), (BIZ 2.1)



Proposed housing plans and commercial analysis should center the expertise of working class, immigrant communities, and build their leadership towards implementation.

(BIZ 2.1)



Proposed study of gaps in housing, commercial, or service sectors should reflect existing working class resident needs, incomes, and price points.

PROTECT & STRENGTHEN OUR COMMUNITIES ABOVE ALL

Implementation of Planning Department strategies should not increase displacement, and protect the most vulnerable residents and commercial tenants.

What we need:

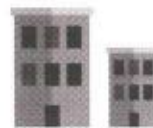
(LU 1.1)



Housing plans should prioritize the needs of residents who have been displaced from our community, are at risk of eviction, as well as the next generation that cannot afford to stay here.

Pause Market Rate Development till EOM Housing Plan is COMPLETE!!

518 LUXURY UNITS



and counting....

(BIZ 2.1)



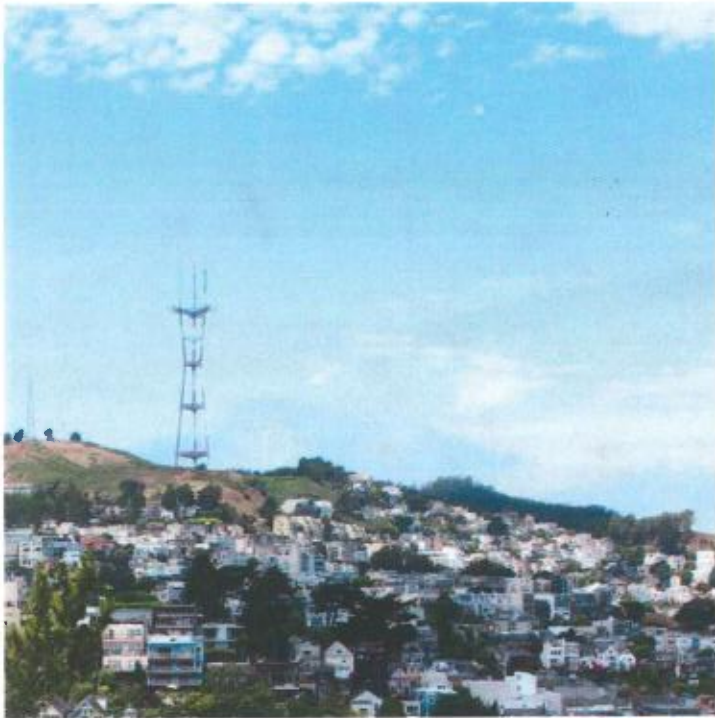
Prioritize building on existing strengths such as diversity, families, youth and seniors and small businesses

(LU 1.1)



Right of Return: ensure 100% of affordable housing units have preference for current or former 94112 residents

Received at CPC Hearing 12/13/18
K. Qi



2017

SAN FRANCISCO COMMERCE & INDUSTRY INVENTORY



San Francisco
Planning

ABOUT THE COMMERCE & INDUSTRY INVENTORY

Produced annually

24th edition

Data through calendar year 2017

Covers a range of economic information:

Population

Employment

Wages

Building activity

Labor force

Establishments

Taxes and revenue

Transportation

ABOUT THE COMMERCE & INDUSTRY INVENTORY

The goals of the C&I Inventory are:

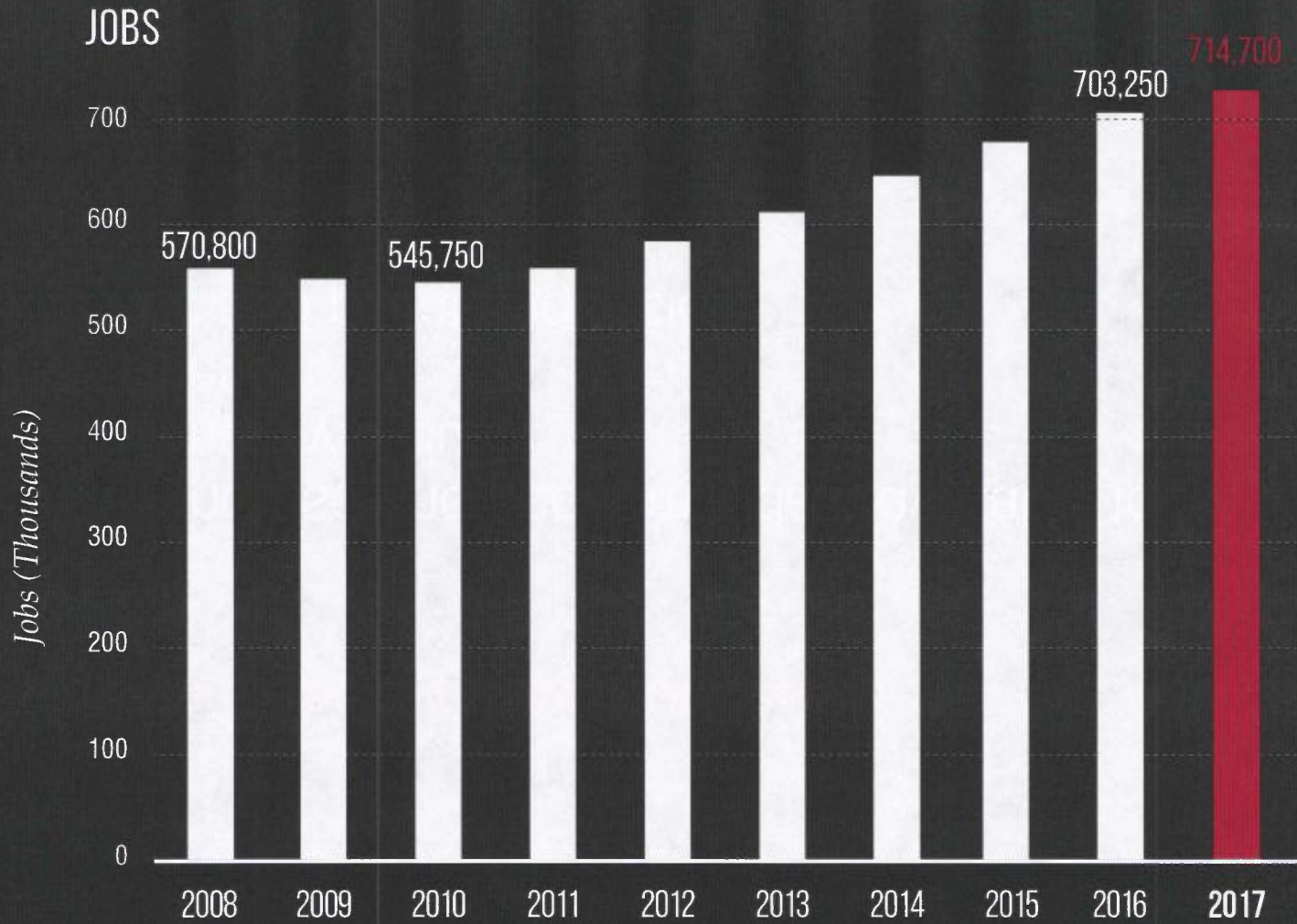
Short term

- Make land use and economic data available to:
 - Community groups
 - Businesses
 - Public and private agencies

Long Term

- Establish a consistent time series
- Compile background information
- Use for updating the C&I Element of the General Plan

2017 HIGHLIGHTS – EMPLOYMENT



2017 HIGHLIGHTS – EMPLOYMENT

JOB

Change from 2016

714,700

▲1.6%

Over 11,400 jobs added since 2016.

144,000 jobs added in past decade

UNEMPLOYMENT RATE

Change from 2016

2.9%

▼ FROM **3.3%**

VS.

3.4%

Bay Area

▼ FROM **3.9%**

4.8%

California

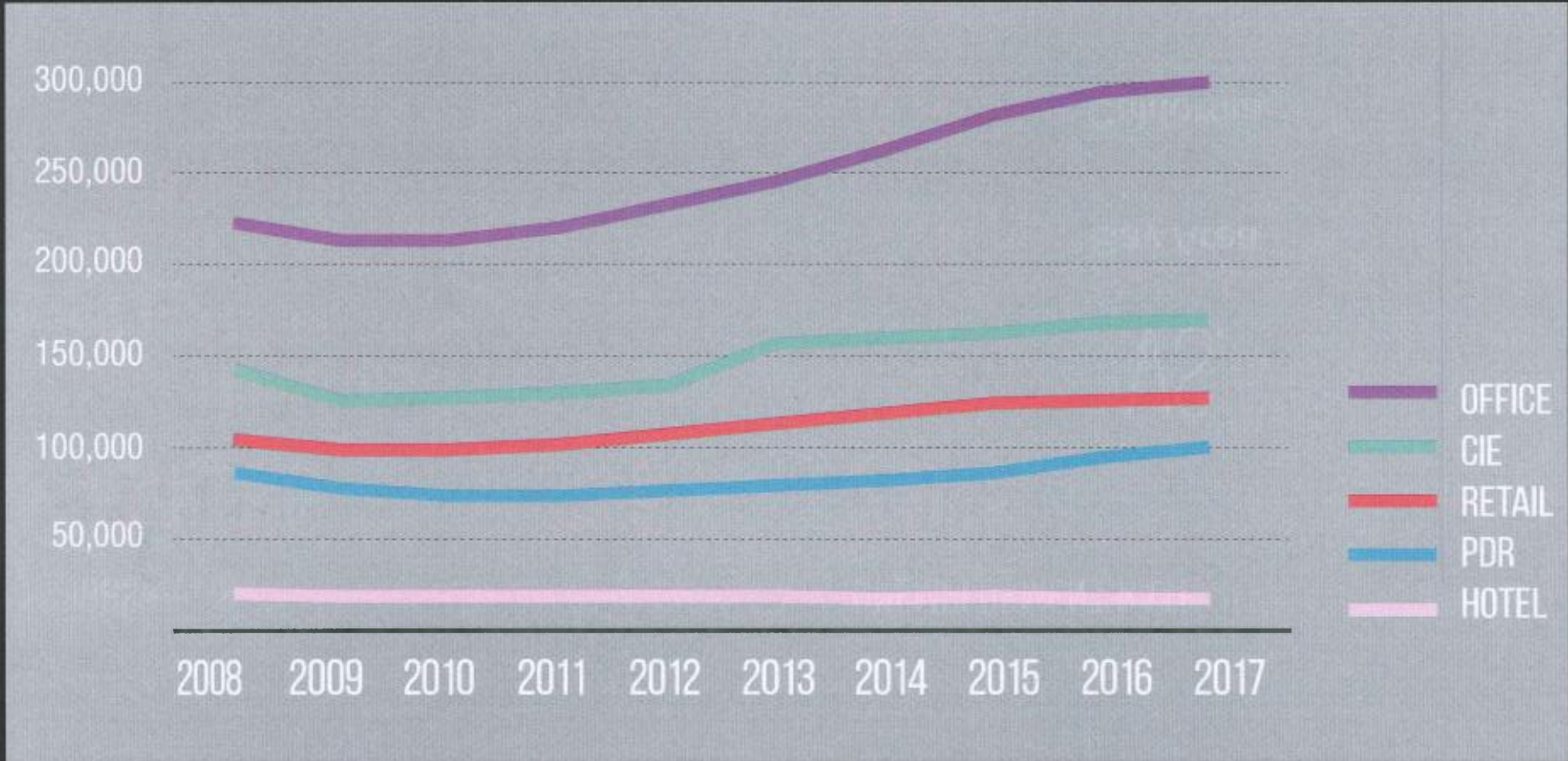
▼ FROM **5.4%**

4.1%

US

▼ FROM **4.9%**

2017 HIGHLIGHTS – EMPLOYMENT



2017 HIGHLIGHTS – WAGES

AVERAGE WAGE

Change from 2016

\$109,000

▲ 3.9%

AVG OFFICE WAGE

Change from 2016

\$163,100

▲ 4.4%

AVG PDR WAGE

\$114,220

▲ 2.9%

AVG CIE WAGE

\$68,600

▲ 1.2%

AVG RETAIL WAGE

\$40,600

▲ 3.8%

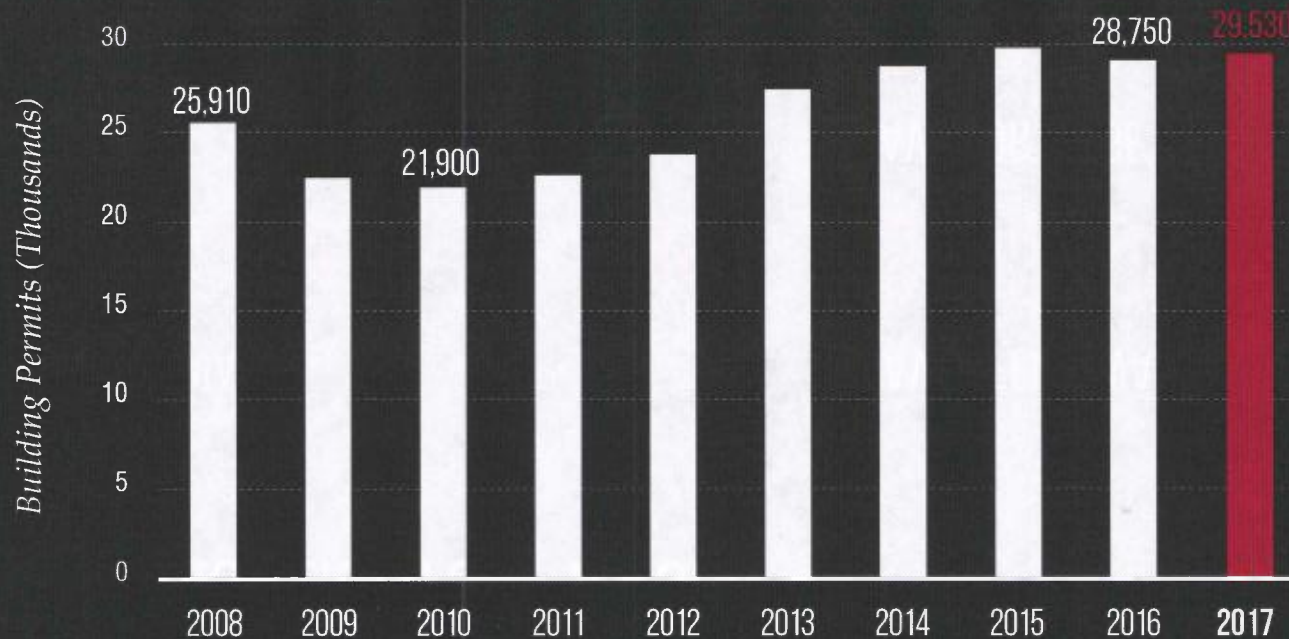
2017 HIGHLIGHTS – BUILDING AND LAND USE

BUILDING PERMITS

Change from 2016

29,530

▲ 2.7%



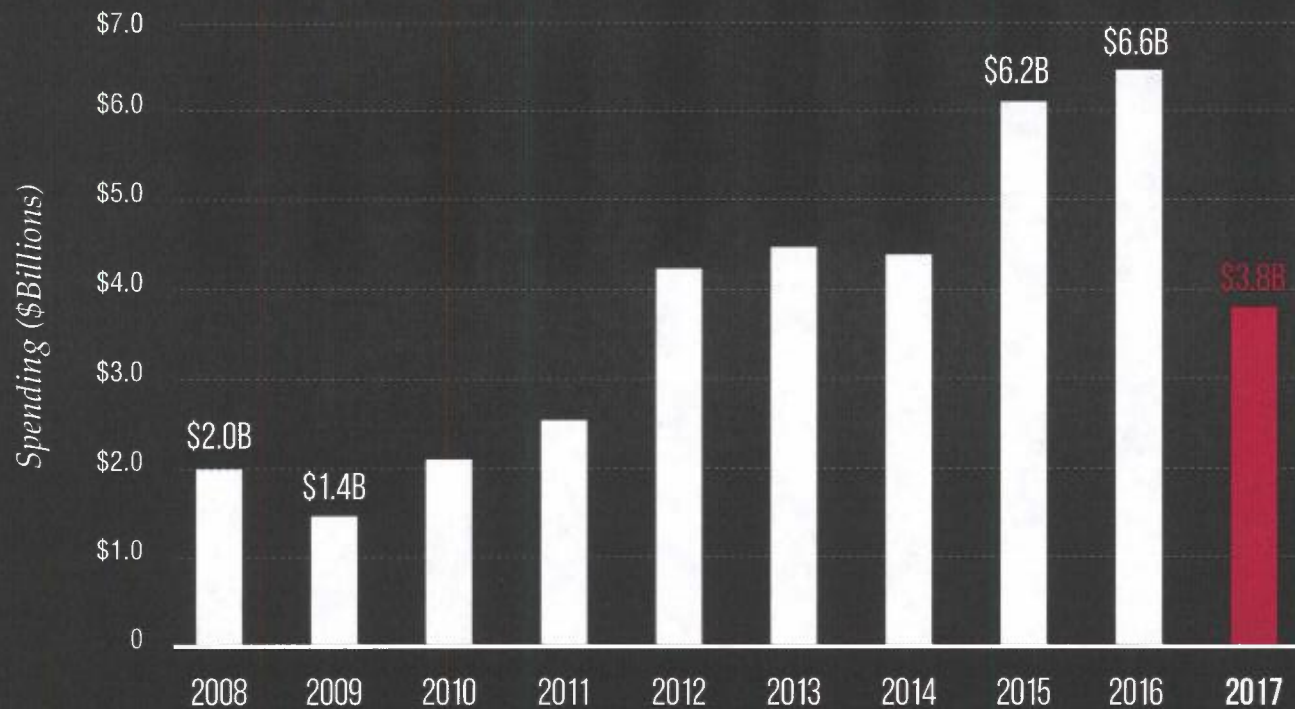
2017 HIGHLIGHTS – BUILDING AND LAND USE

CONSTRUCTION SPENDING

Change from 2016

\$3.8 BILLION

▼42%



LATEST EMPLOYMENT DATA

UNEMPLOYMENT (OCT 2018 ESTIMATE)

2.3%

▼ FROM 2.9%

Source: California EDD

REPORT AND DATA AVAILABLE

PLANNING DEPARTMENT WEBSITE

SFPLANNING.ORG

DATA SF

DATASF.ORG

COMMENTS AND QUESTIONS

KEN.QI@SFGOV.ORG

415-575-9029



San Francisco
Planning