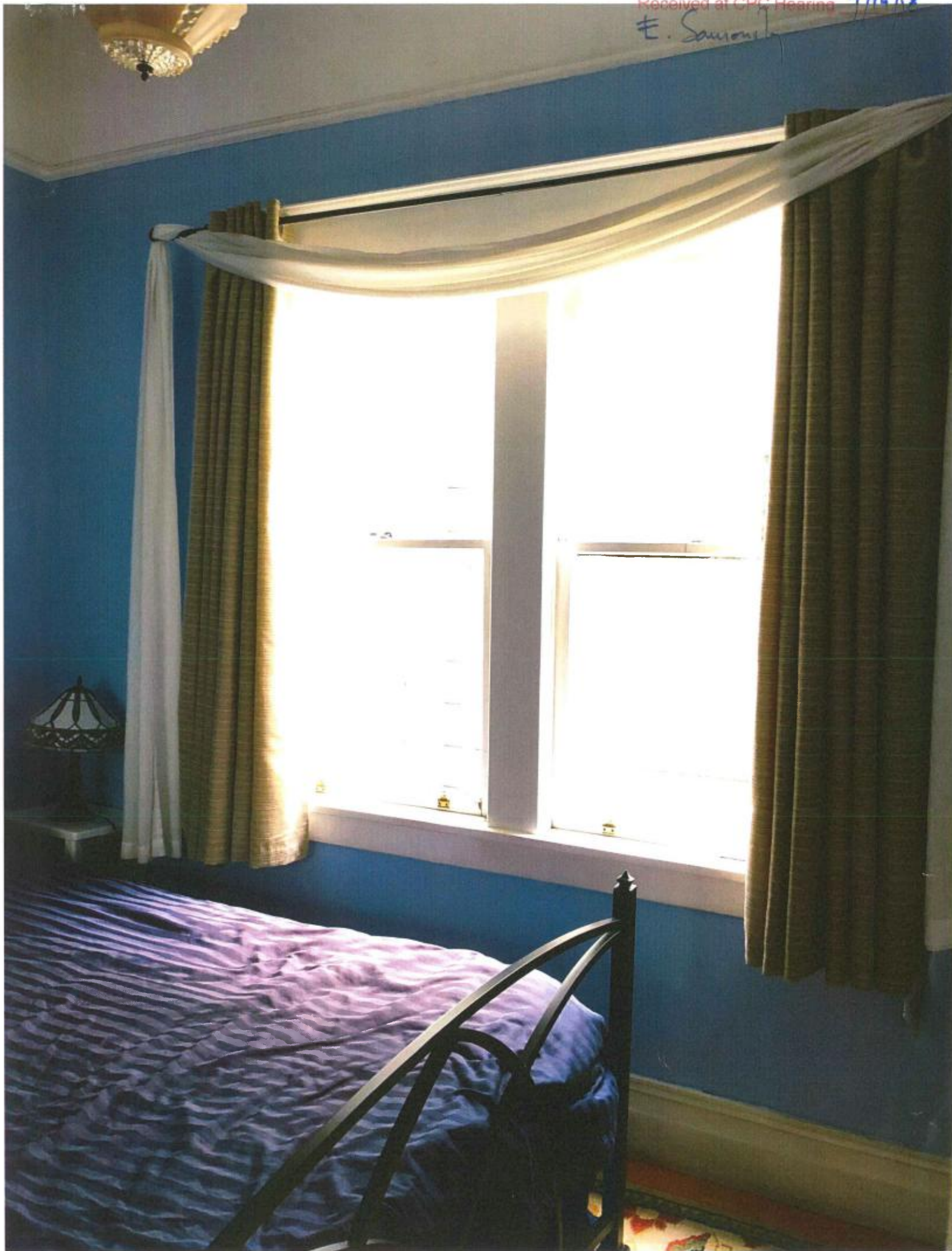


Received at CPC Hearing 4/16/8  
E. Samson













**IMAGE 13**

E. Sauerbrey

**IMAGE 13**



IMAGE 11





IMAGE 01





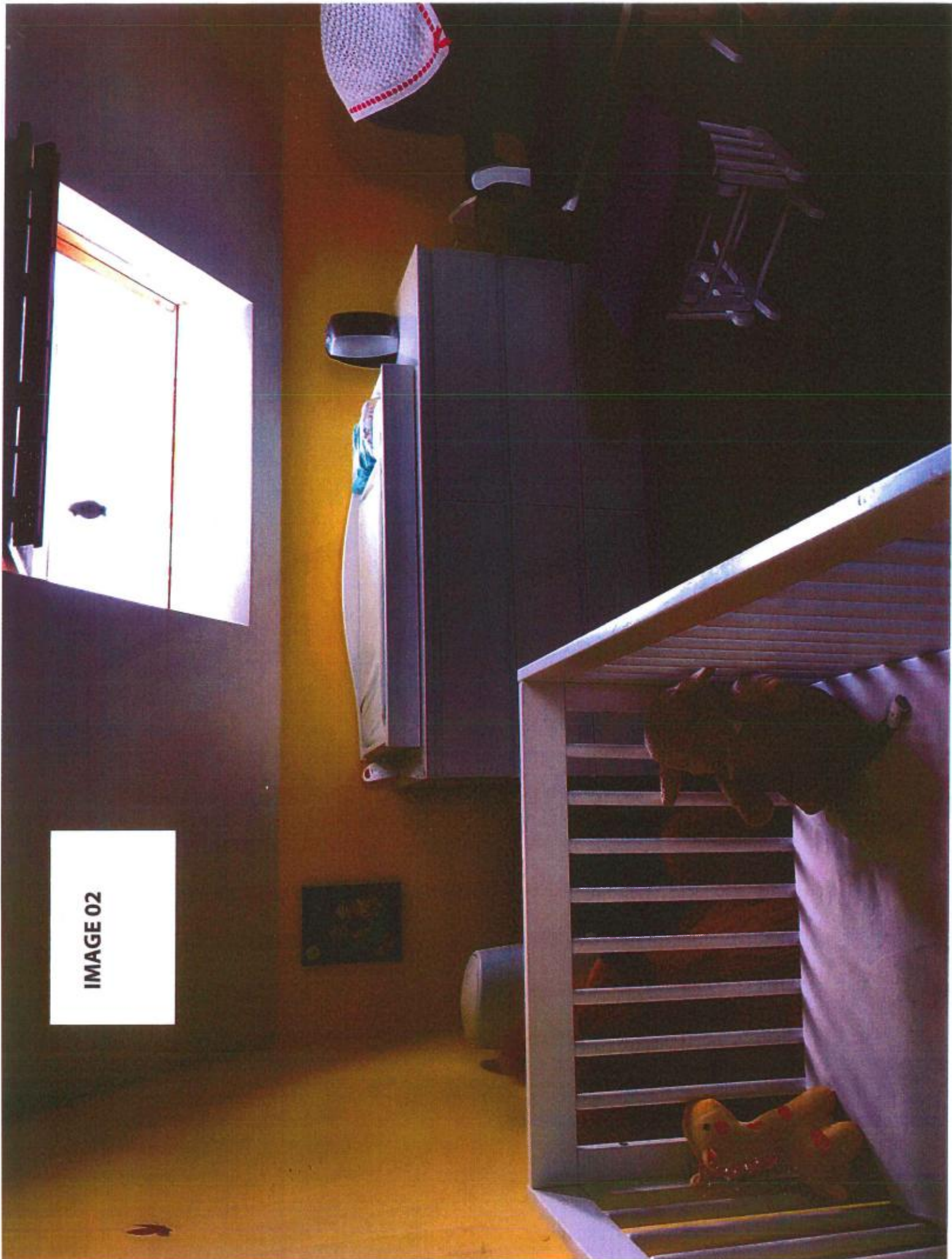


IMAGE 02



IMAGE 03

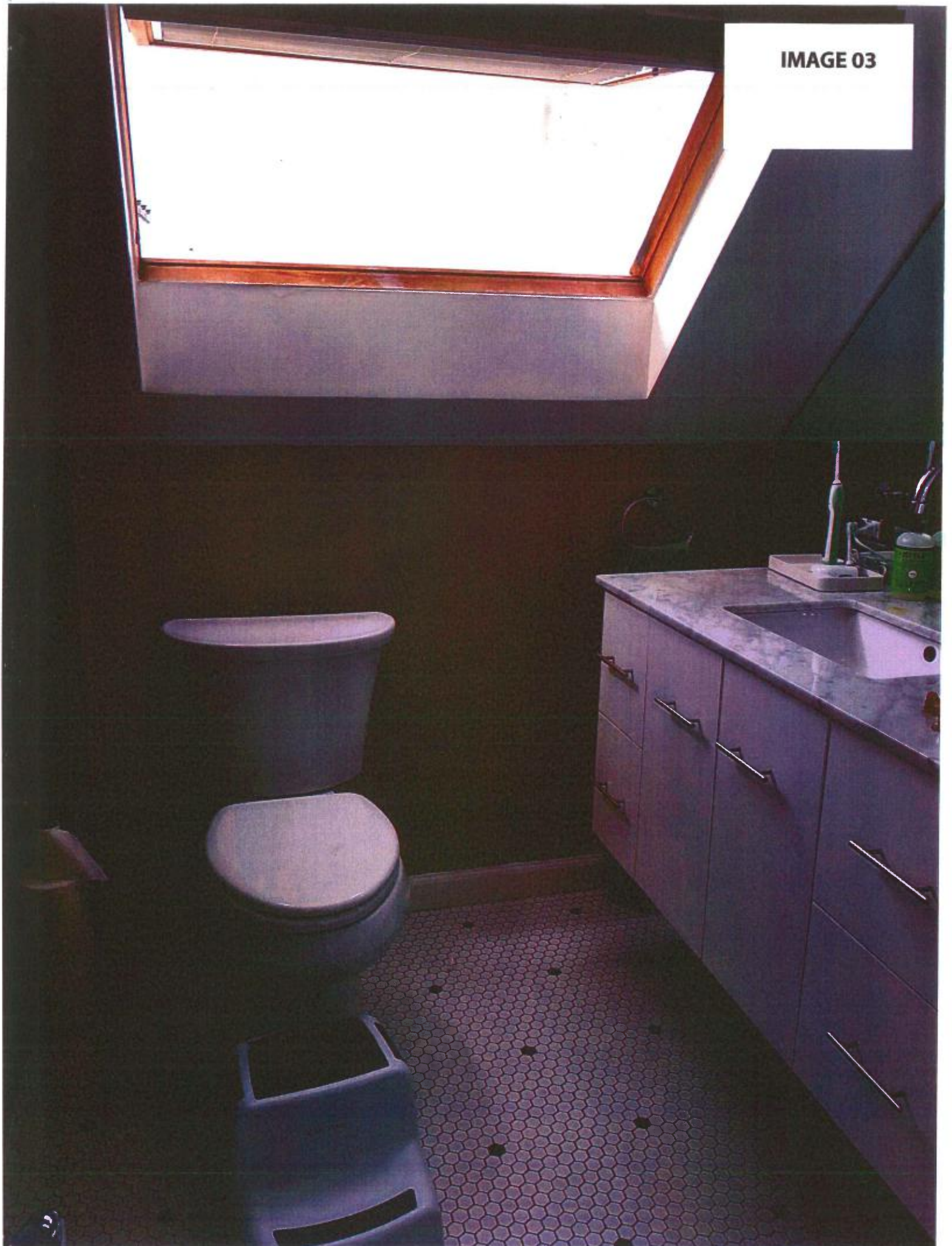




IMAGE 04

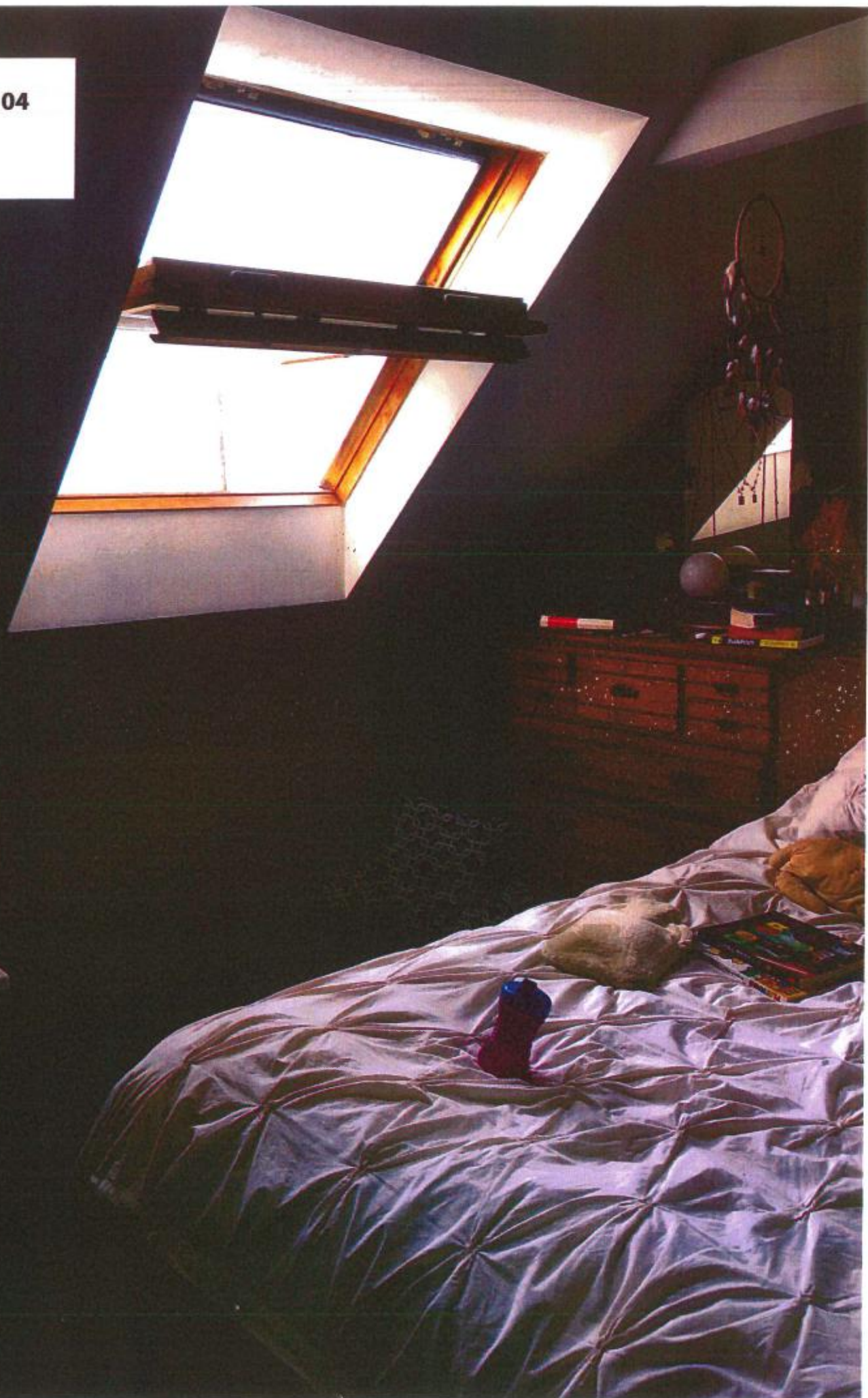




IMAGE 05

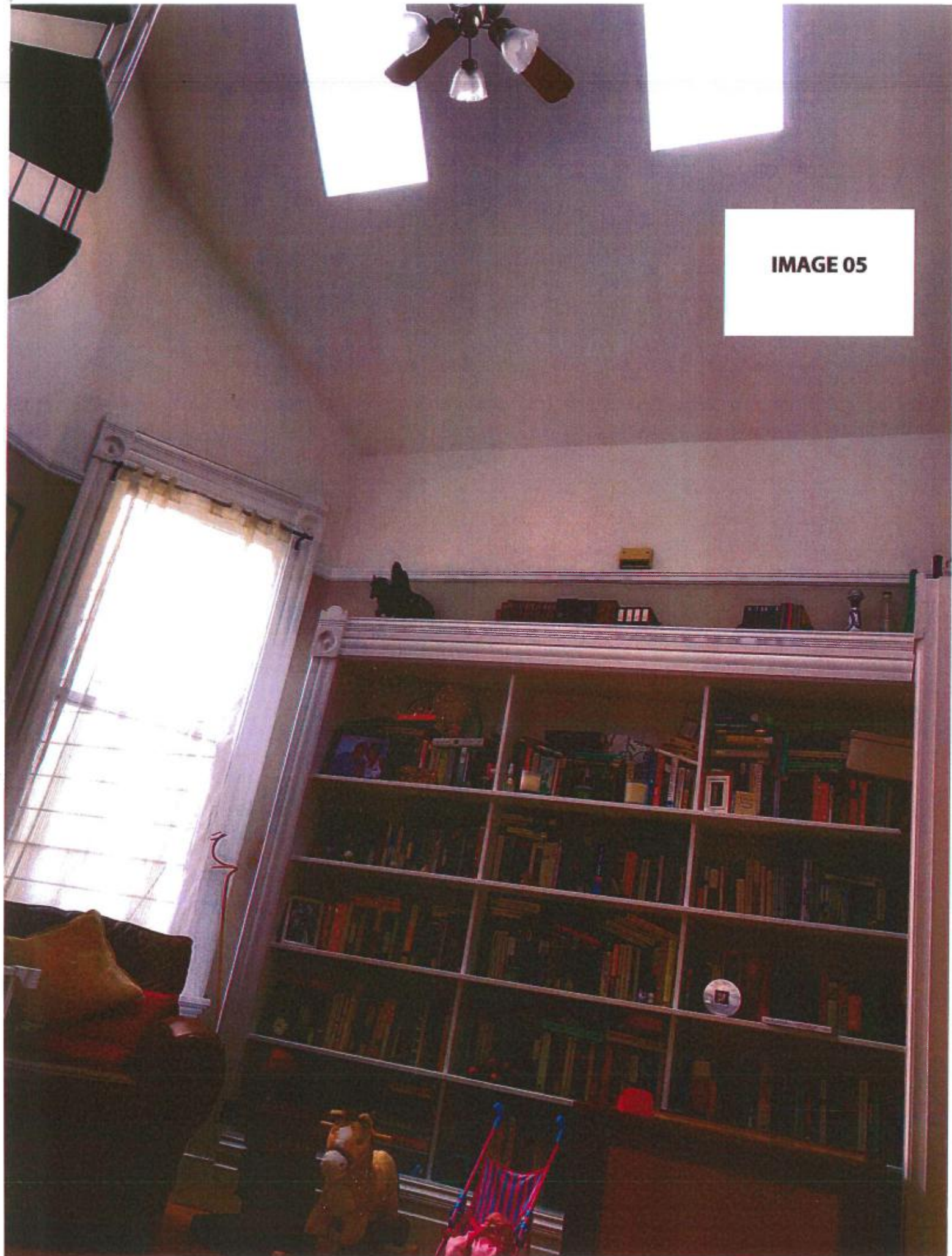
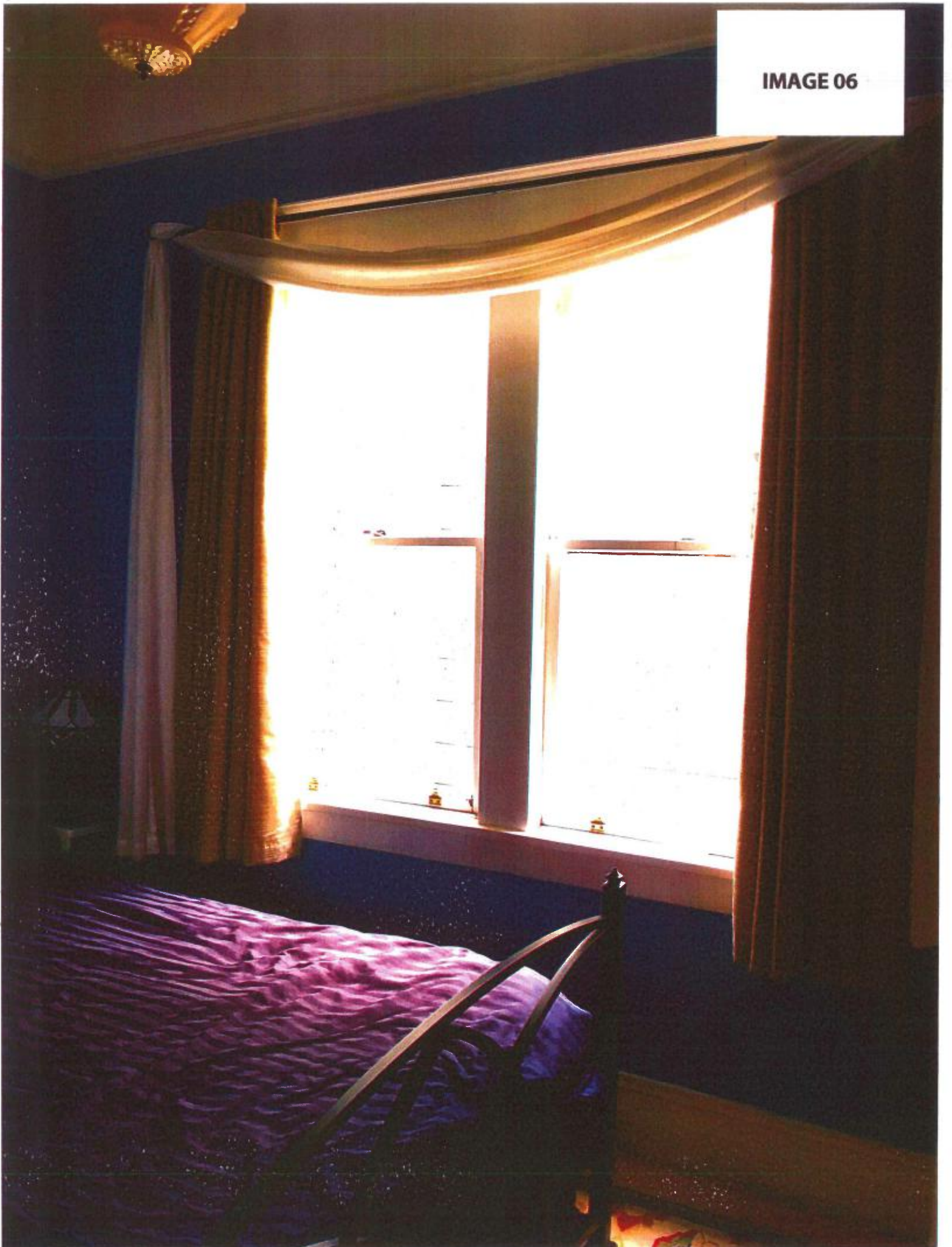




IMAGE 06



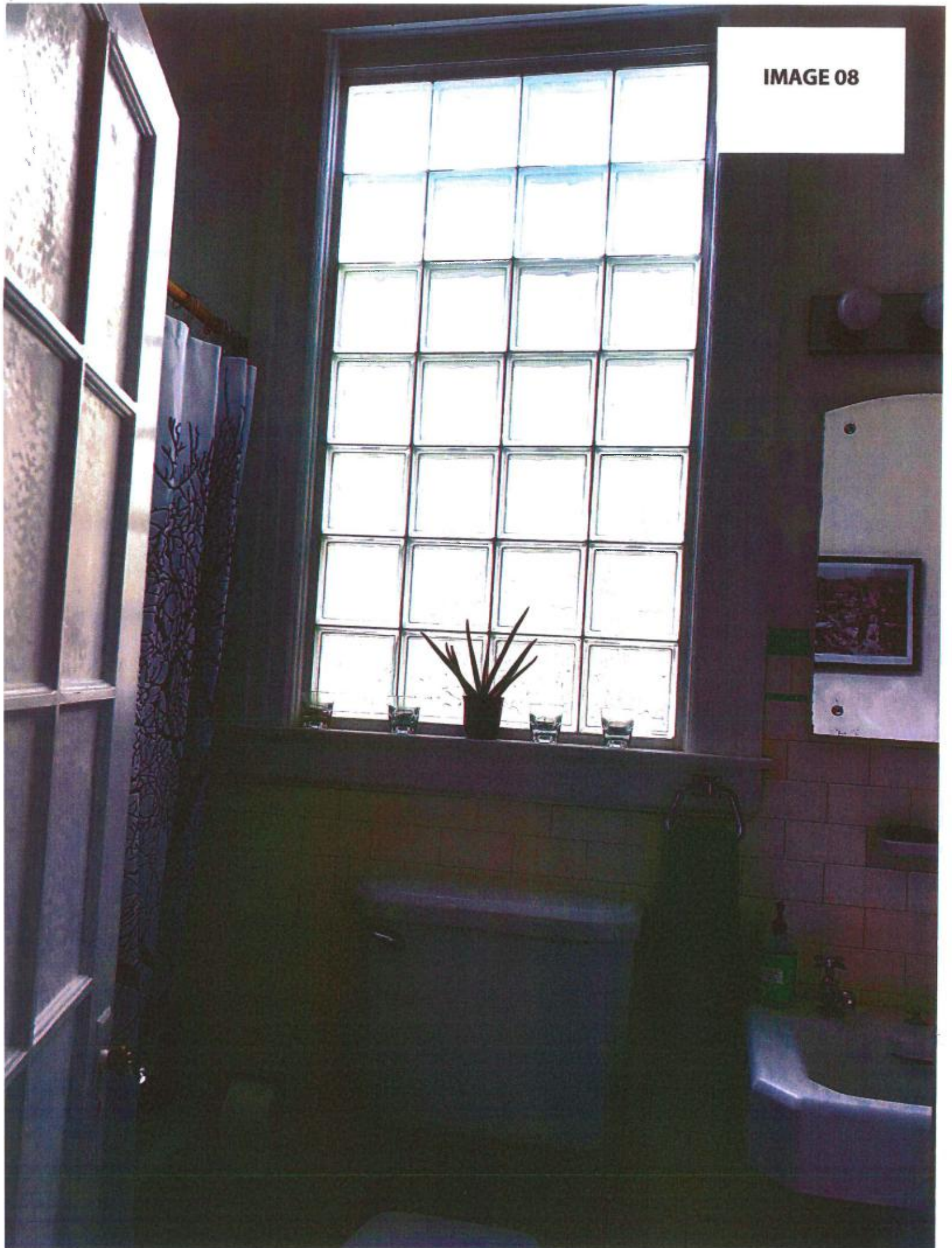


**IMAGE 07**





IMAGE 08





**IMAGE 09**





IMAGE 10

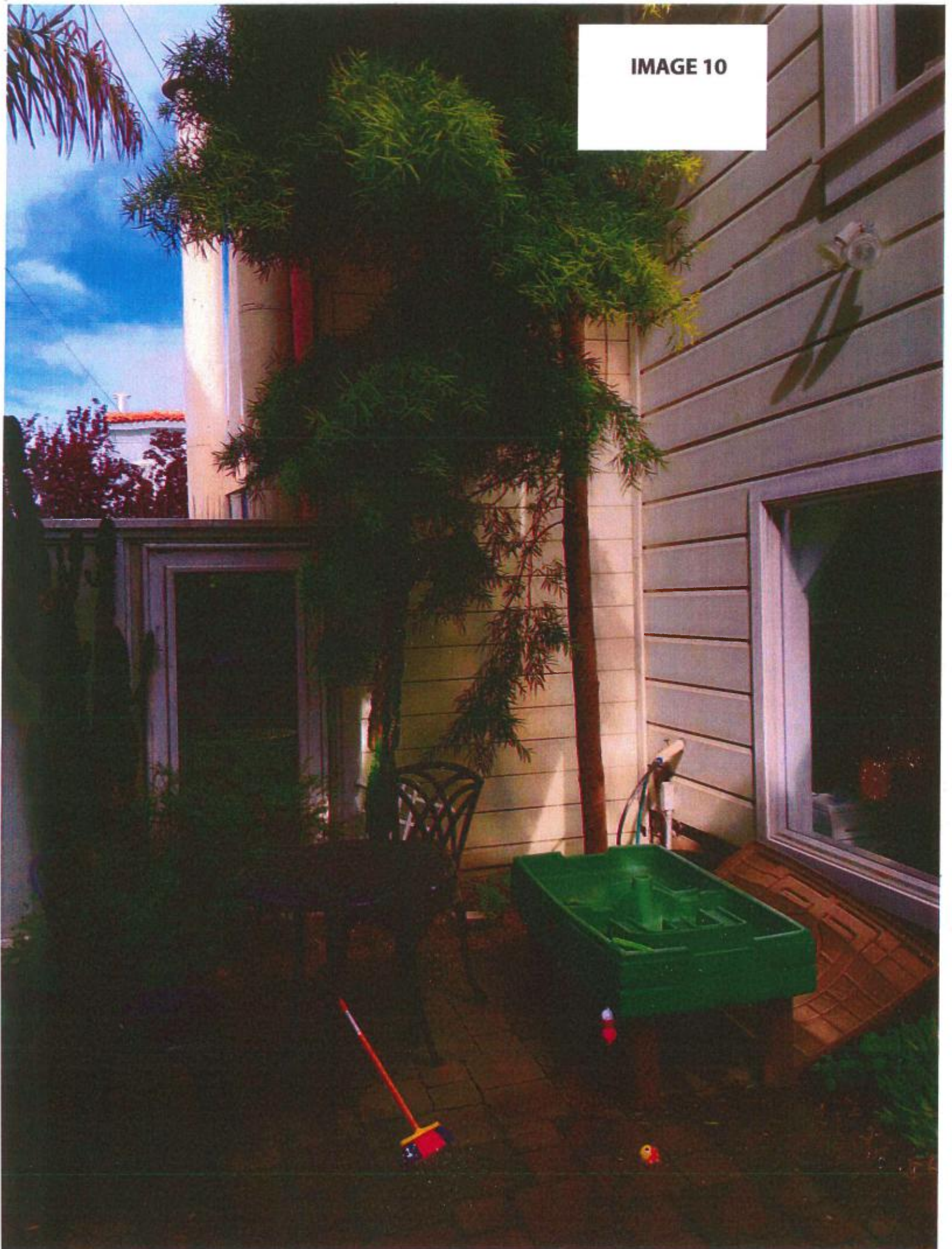
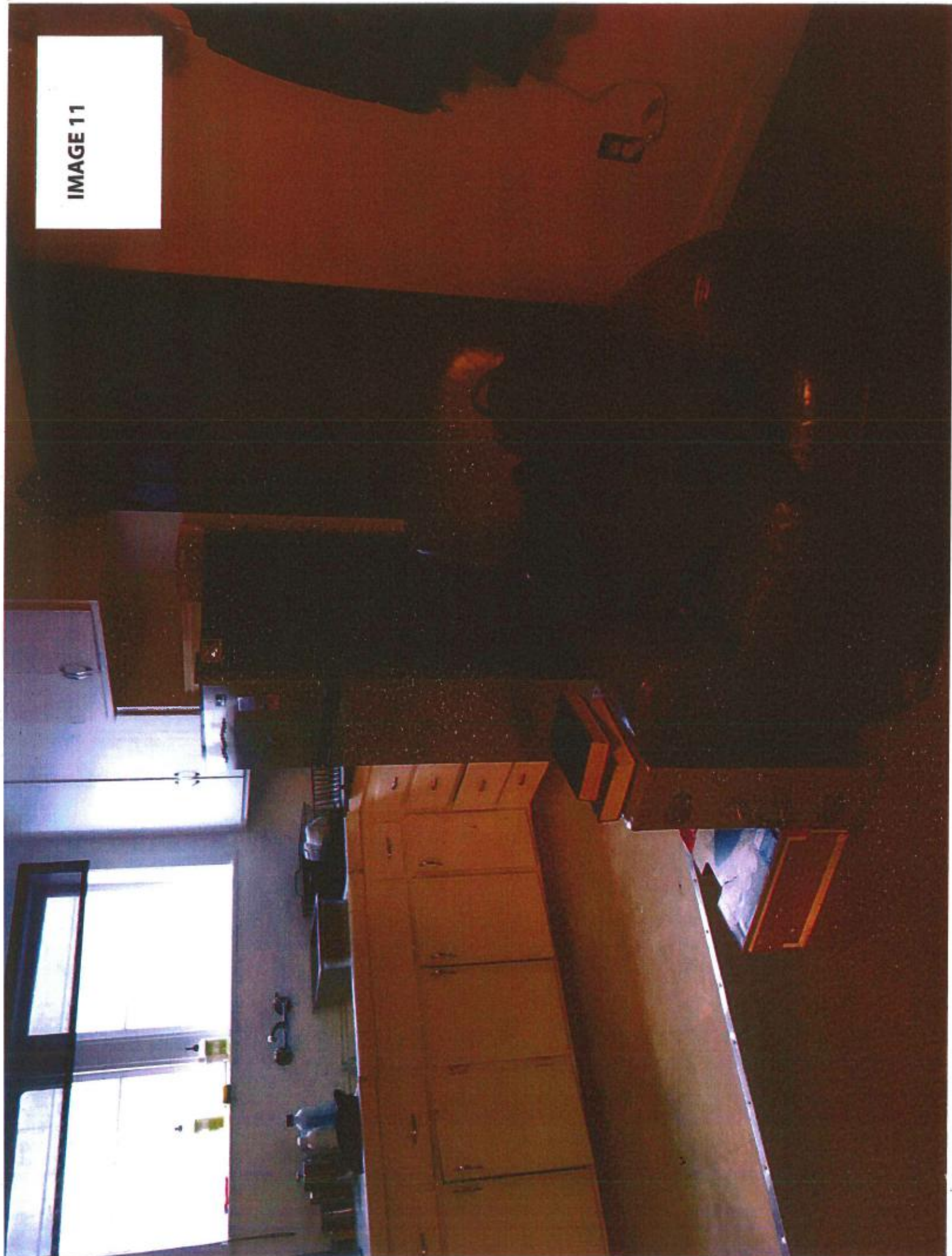




IMAGE 11





**IMAGE 12**





**IMAGE 13**





**IMAGE 14**





IMAGE 15

701 HAMPSHIRE

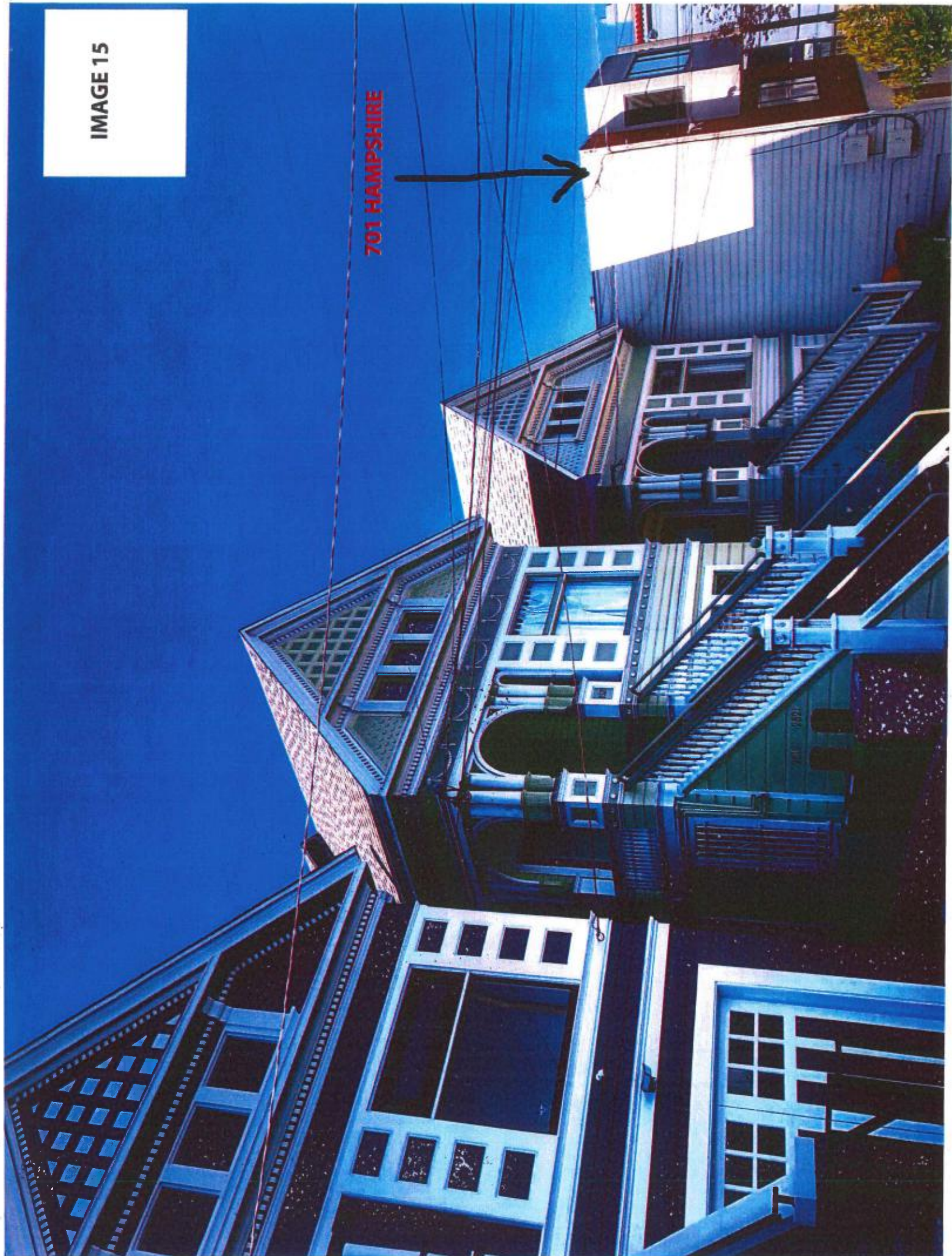




IMAGE 16

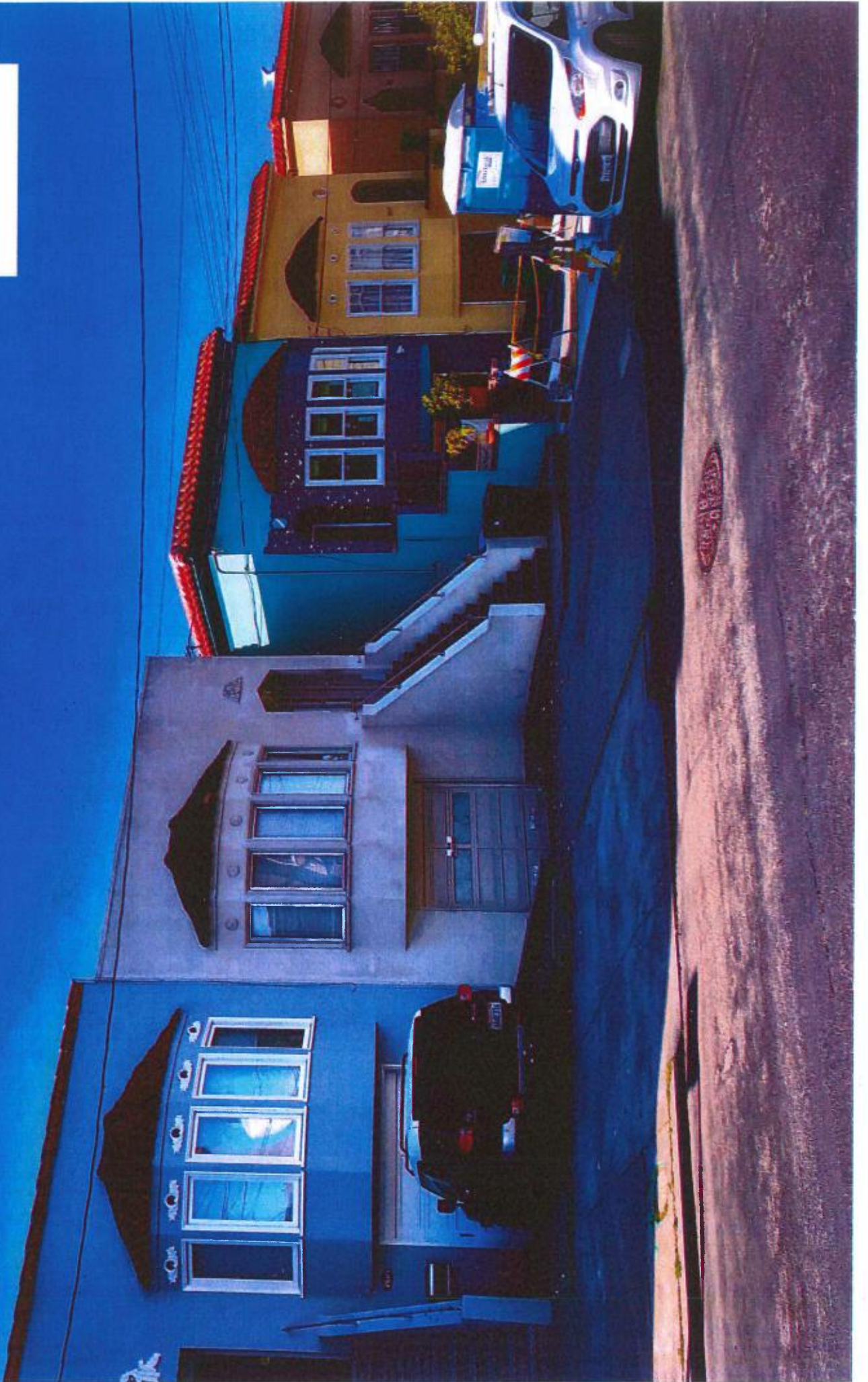


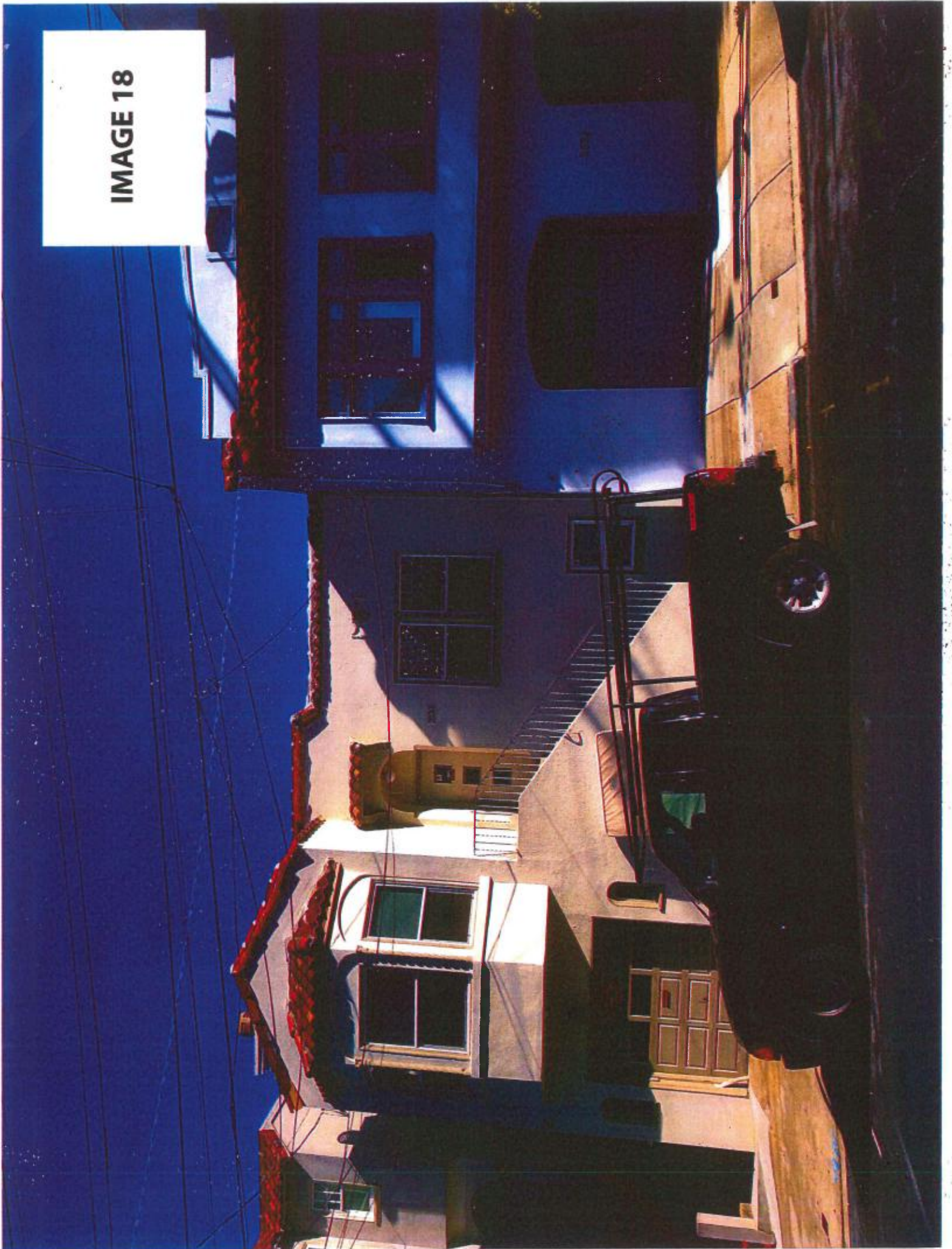


IMAGE 17





IMAGE 18







City & County of San Francisco Planning Department  
Eastern Neighborhoods Mission Area Plan  
South Mission Historic Resources Survey

**GOTTLIEB KNOPF BLOCK HISTORIC DISTRICT**  
Eligible for Listing in the California Register



Historic District Boundary



Historic District Contributor

0 50 100 Feet



Printed: 10 November, 2010







*Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.*



*A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.*



*This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.*



*This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.*



*The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.*



## BUILDING FORM

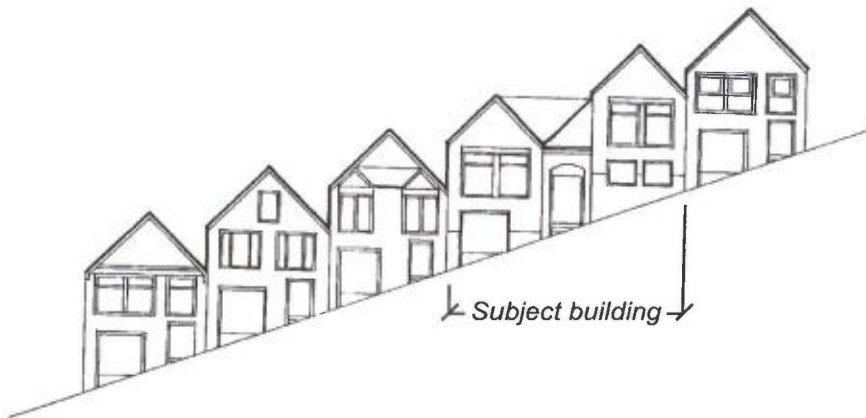
**GUIDELINE:** Design the building's form to be compatible with that of surrounding buildings.

Building form is the three-dimensional shape of the building. The elements of building form include the width and proportions of the facade and the shape of the roofline. Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings.

### Facade Width

**GUIDELINE:** Design the building's facade width to be compatible with those found on surrounding buildings.

Most building widths are related to the lot width, typically 25 feet. This uniform building width contributes to the overall character of the neighborhood and the scale of buildings within the area. Therefore, it is very important to respect the facade widths typically found in the neighborhood. If a project is located on a site that is wider than usual, articulate the facade to respect traditional facade widths. For example, a facade may be broken into separate forms that match the widths of surrounding buildings. Design this articulation to be substantive, not merely be a surface treatment.



*Although this building is twice the width of surrounding buildings, it has been designed to have two gabled forms, similar in width to other buildings.*



I am not an expert in this, and I don't have any experience reading architectural plans, so I am not here to argue about ZONING MERITS my concerns are around LIGHT and PRIVACY and the building's SCALE.

Mark Colwell and Christina Tran purchased the apartment building next door and ever since, their dealings have been rude and underhand. They own multiple properties in the city and the surrounding area. According to the Eviction History document for this property, they began trying to evict long-standing tenants in 2015.

They will try and argue they have made changes to their plans to "work with the owners and tenants". That is not the case. They have not consulted with us since an initial meeting 2 years ago, nor have they shared their plans. They made a few small changes to try and bluff their way into getting the plans approved without our arguments being heard.

I realize some of the plans we used on the DR are out of date. I apologize for that. The owners have been extremely unhelpful in their dealings with me. I had to go to the architect's office in person to see any shade analysis. (Thank you, Troy.) Trevor Somers completed and delivered the DR for me with the materials he had, because I had a medical emergency and could not be there in person.

I have lived in this house for nearly 20 years. My home is "eligible for listing in the California Register of Historical Resources as a result of the South Mission Historic Survey" and I love it. I love the area, I love my neighbours. (I love the view I have of the Golden Gate Bridge from my bedroom window, but I accept that I have no rights to it .) However, what I can't just accept is a developer who doesn't live here unhousing tenants and ruining the quality of long-standing homeowners just to make more profit.

I am also extremely nervous to be talking publicly, so please bear with me.

What I am MOST concerned about is my privacy and that the plans completely block the natural light (to my skylights and at least 5 windows that currently light the downstairs of my house, and the separate unit under mine.

I would like to argue that of these 6 RESIDENTIAL DESIGN GUIDELINES principles, the current plan fails to meet 1, 3, and 4, and 6.

I refer to the Design Principles.

1. Ensure that the building's scale is compatible with surrounding buildings.
2. ~~Ensure that the building respects the mid-block open space.~~
3. Maintain light to adjacent properties by providing adequate setbacks.
4. Provide architectural features that enhance the neighborhood's character.
5. ~~Choose building materials that provide visual interest and texture to a building.~~
6. Ensure that the character-defining features of an historic building are maintained

I saw that a "Residential Design Advisory Team" reviewed the plans but I do not believe they are aware of how many WINDOWS my house has (or the unit under my house) and how these will be directly impacted by the proposal.



## **My first complaint is the plan violates my LIGHT and PRIVACY**

RDG Site Design p.15

- The proposed redevelopment does not respect the existing pattern of side spacing. Buildings on this street typically use a gabled upper floor with skylights in order to create light and privacy for rooms on the upper level and create compatibility with neighbors.

The proposed redevelopment does not respect this strategy and takes away both light and privacy from my house.

Many of the rooms in my house are lit ONLY by the direct access light of the skylights or windows in the lightwell/setback. Having these in shade will be a huge impact on my quality of life. (Please see handouts)

- I am especially worried about my daughter's room. The fourth floor will have views into her room – as well as our shared bathroom. My daughter is only 2, and she is often naked in her bedroom, the bathroom, and landing (in full view of the 5 roof skylights). The proposal looks DIRECTLY into her room.
- I have the same concerns for our shared bathroom and my bedroom. (Please see images 01-04)
- The set back and the skylights provide the light for the downstairs liveable space. The design does not take this into account and throws the entire area into shade for most of the day for most of the year! (Please see image 05)
- The ONLY light for the downstairs bedroom and bathroom is provided windows to the lightwell. Without this, there will be complete darkness in the bedroom and bathroom, and severely reduced light in the kitchen. (Please see images 06-09)
- There is massive disruption to the privacy of my yard as there is currently no obstruction here and now there will be a 3 or 4 story apartment looking directly into it. (Please see image 10)
- The ONLY light for the basement unit is bathroom, kitchen and living space is provided by the lightwell, which the project will completely shade (please see image 11-14).

The RDG proposes the following remedies/relief:

- Provide setbacks on the upper floors of the buildings
- Include a sloped roof form in the design
- Provide shared light wells to provide more light to both properties
- Incorporate open railings on decks and stairs

The current plans do not provide a sloped roof not do they provide a shared lightwell. In fact, the additional height takes away all the light that currently feeds MY lightwell and the windows which provide the natural light to the living rooms of my house, and of the apartment below.

The Sunshine Ordinance of San Francisco has offered to review the plans submitted at this meeting.

I believe the current design requires modification in order to create light and privacy.



### **My second argument is the proposed Building Scale and Form (p.23-24).**

There are no FOUR STORY buildings in the neighbourhood. The owners are arguing it is almost the same height as a 3-story building, but this is a false equivalence as that building is not next door, and is not at all indicative of MOST of the homes in the area. The VAST MAJORITY are 2 story family homes, as you can see by my photos.

Please see images 15-18.

The current building is already different to many of the single-family homes in the neighbourhood, but it is under the radar because of its current scale. Please don't make it an eyesore by approving additional floors and vastly adding to its mass. (I have printed out page 27 and page 28 of the RDG to demonstrate why I think the 4th floor needs to be substantially re-designed.)

In summary the current plans are out of scale with adjacent home and requires roof sloping and articulation, or/and other means in order to create better compatibility with the adjacent homes.

### **My third argument: Rooflines (p.30) and Historic buildings**

701 Hampshire is only one house away from 2605 19<sup>th</sup> street, which is protected as part of the [Gottlieb-Knopf Block Historic District](#). There are 9 more protected buildings on Hampshire street on the exact same block as the proposal. The South Mission Historic Resource states that "any new construction immediately adjacent to these historic resources, including the historic district, needs to ensure that the character-defining features of these resources are maintained." This includes maintaining HEIGHT PARITY.

Many of the houses on this block (including mine) were built at the turn of the century. The current design does not provide architectural features that enhance the neighbourhood's character. The fourth floor is completely out of character for the neighbourhood. The Hampshire building roofline is not compatible with surrounding buildings. I would like to see a sloped roof.

### **Summary:**

I have copies of letters of objection from all the immediate neighbours at. All of these are within 2 house distance of the proposed plans.

- 2530 19<sup>th</sup> Street
- 2519 19<sup>th</sup> Street (3 letters: Both apartment tenants + owners)
- 2617 19<sup>th</sup> Street
- 2525a 19th Street
- 2550 19<sup>th</sup> Street
- 701 Hampshire tenants

I appeal to you to consider the objections and views of these long-term homeowners and tenants. We are not here to rally against natural progression, or increased density, nor do we insist the city never change. But these are our homes. We are just asking you to consider the quality of our lives, over the short-term personal profit of a developer that doesn't live here.

Thank you



Received at CPC Hearing 7/27/18  
E. Samsony

**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: Edgar Melendez

Signature: E. Melendez

Address: 2530 19th Street  
San Francisco, CA 94110-2121



April 19, 2018

Re: Object to the current plans for 701 Hampshire

To whom it may concern:

My family has owned 2519-2521 19<sup>th</sup> St since the 1960s. We have watched the neighborhood change in many ways over the decades and generally take the position that growth and change are in the long term interests of the city. There has been major construction to the buildings on either side of us over the years that we did not oppose.

I have recently written letters to the city and attended meetings in favor of development in my neighborhood.

That said we do oppose the proposed development at 701 Hampshire for the reason that it adds height to the structure while not adding living units to a city that desperately needs them and at the same time removes parking.

I would like to see revised plans.

Yours truly,

A handwritten signature in blue ink, appearing to read "Kurt Olmstead", written in a cursive style.

Kurt Olmstead



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

I object to the current plans for 701 Hampshire St as a tenant who resides in the building.

The proposal is on the same street at the HistoricGottlieb-Knopf Block Historic District. Most of the houses on the neighboring streets are 2 story residential houses and the current plans add an additional story (plus 5th story expansion for penthouses) that is out of character with the neighborhood.

The additional 4th story is an eyesore, that is not in keeping with the historical surrounding houses (many of which were built in the 1800s). The additional story does not add additional units, or alleviate the San Francisco housing crisis – it just makes some of the units bigger and more expensive, while renovations will disrupt the lives of current tenants. Many current tenants and neighbors do not support this.

The plans take away parking that is part of my and other existing tenants' leases, with no plans to provide guaranteed parking. According to Section 37.2(r) of the Rent Ordinance, "requires landlords to have a 'just cause' reason under Section 37.9 (a) in order to remove or sever anyu of the following housing services from a tenancy: garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the same lot" It also removes valuable parking from the neighborhood and casts shade on the 3 Victoria houses on 19th Street – taking away all natural light from their living spaces.

I would like to see revised plans that do not include additional height, removal of parking for the current tenants, or eviction of current tenants.

Signed by Neighbor/San Francisco Resident

Printed Name: Placido Oropesa

Signature: Placido Oropesa

Address: 2550-19th St.  
S.F. CA. 94110



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: Frances Oropeza

Signature: Frances Oropeza

Address: 2550 - 19th St.  
S.F. CA 94110



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name:

NINA DOBNER

Signature:

A handwritten signature in black ink, appearing to read 'N Dobner', written over a horizontal line.

Address:

2525 19th St.



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

A handwritten signature in dark ink, appearing to read 'TREVOR SOMERS', written over a horizontal line.

Printed Name:

TREVOR SOMERS

Signature:

Address:

2525 19TH ST



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

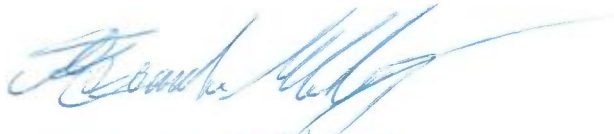
The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: *Alexander Melendez*

Signature:

A handwritten signature in blue ink, appearing to read 'Alexander Melendez', with a long horizontal flourish extending to the right.

Address:

*2530 14th Street  
San Francisco, CA 94110-2121*

**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: Erminia Vélez

Signature:

A handwritten signature in blue ink that reads "Erminia Vélez". The signature is fluid and cursive, with the first name "Erminia" and the last name "Vélez" clearly distinguishable.

Address: 2530 19<sup>th</sup> Street

San Francisco, CA 94110-2121

Steve bo0n



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: *Christopher Melendez*

Signature: *[Handwritten Signature]*

Address: *2530 19th Street*  
*San Francisco, CA 94110-2121*

My name is Chris Sofis I am a direct neighbor living at 2617 19<sup>th</sup> Street.

I object to the proposal at 701 Hampshire. I don't mind if the developers update the building, or make it look better – but they shouldn't add any new floors as it will be completely out of keeping with the rest of the neighborhood.

I would like to formally lodge my objection to any additional height.

**Application No. 2017.0124.7741 Record No. 2017-001225PRJ**

A handwritten signature in dark ink, appearing to read "Chris Sofis". The signature is fluid and cursive, with the first name "Chris" written in a larger, more prominent script than the last name "Sofis".

Chris Sofis



Application No. 2017.0124.7741 Record No. 2017-001225PRJ

I would like to object to the plans for 701 Hampshire. They are completely out of keeping with the neighborhood and don't take into consideration the homeowners on 19<sup>th</sup> Street, or the tenants in 701 Hampshire.

If the project is to move forward, I would like to see revised plans without the additional 4<sup>th</sup> floor, and incorporating sloped rooves and other architectural features more in keeping with the surroundings.

Signed

A handwritten signature in dark ink, appearing to read "John Petrik", with a long horizontal flourish extending to the right.

John Petrik  
865 Florida Street #3  
San Francisco  
CA 94110

**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

 Stephanie Sherwood

Printed Name:

Stephanie Sherwood

Signature:

 Stephanie Sherwood

Address:

491 Sanchez St  
San Francisco, CA 94114



**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: Jamari Holmes

Signature:



Address:

32 Samosite Street  
SF., CA 94110

**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name: *Santiago Bliss*

Signature: *Santiago Bliss*

Address: *632 Anderson St.  
San Francisco CA 94110*



**Statement**

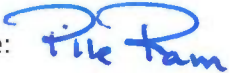
I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name:  Mike Tam

Signature: 

Address: 632 Anderson Street  
San Francisco, CA 94110

**Statement**

I object to the current plans for 701 Hampshire.

Most of the houses on the neighboring streets are 2 story residential houses.

The current proposition removes valuable parking from the neighborhood and adds a new story and additional height that is not in keeping with most of the surrounding buildings.

I would like to see revised plans that do not include additional height, or excavation.

Signed by Neighbor

Printed Name:

DAVID GOLDEN

Signature:

David Golden

Address:

459 Laidley St  
SF. CA 94134



Resident: Naoki Onodera

Address: 701 Hampshire Street Apt 102 at (19<sup>th</sup> Street by Potrero Ave) San Francisco, CA Email: [funq.ltd@gmail.com](mailto:funq.ltd@gmail.com)

RE: Discretionary Review: Thursday, April 19, 2018

Please stop Mark Colwell. We do not want his renovation plan because he is trying to take our space away.

Our mailbox, as well as the mailbox Colwell has listed to receive mail, (even though he is not a resident) were both broken into while we were in Japan. Our rent check was stolen. Three days later, we received a 3 day eviction notice from his lawyer (we were still in Japan at the time.) We have never submitted our rent late living in the space for 12 years, so this was very hurtful to us.

Before Mark Colwell purchased the building, it was occupied almost entirely by residents who had lived in the space for 10 plus years. He then pushed the residents of 3 units until they either moved out or died from the stress. He was then AirBnBing the space for year or so. I have noticed that many friends and colleagues of MC have been renting the units. The tenant turnover is so high, many have been living less than 6 months. Seeing new residents is frustrating bc they do not respect to lock the main gate door behind them, compromising our safety in an area in which break-ins are common. There was a burglary several years ago in unit 101. The TV and music sound level is higher than ever before. The tenant who lived above our home and next to Linda's unit worked at Redfin Real Estate with Colwell and her music and TV sound was always very loud. It made it hard for my wife and I, and Linda and her husband, to sleep at night.

This new landlord intended to give us a hard time over the past few years. The hallway and garage lights were turned off for months, making it extremely dangerous to park our car at night. Our elderly neighbor Jan had to use a flashlight to go up and down the staircase with her cane. Our other senior resident, Linda, fell down the stairs because it was so dark. He took forever to clean up heroin needles and human feces from our garage space and in front of the laundry room door. We have time-stamped photographs of this. Our former landlord used to do routine cleaning and pest control in the laundry room, but now there are hundreds of rat droppings on the floor, furniture, and on the outside of the machines.

We believe that Mark Colwell has been trying to force us out by intentionally making our space unbearable, and is now using the renovation plan in order to displace us.

**From:** Steven Rutherford [<mailto:rutherfordsf@gmail.com>]

**Sent:** Wednesday, April 11, 2018 5:14 PM

**To:** Samonsky, Ella (CPC)

**Subject:** Urgent Application No. 2017.0124.7741 Record No. 2017-001225PRJ

Dear Ella Samonsky and Reviewing Board.

I would like to object to the design of the building at 701 Hampshire.

The current proposal adds an additional story to the building that directly affects the privacy and the natural light for my apartment and garden.

I am hoping adjustments can be made based on the Residential Principles and Guidelines.

- Ensure that the building's scale is compatible with surrounding buildings.
- Maintain light to adjacent properties by providing adequate setbacks.

The current plans are for a building much higher than that of all of the surrounding buildings (with only one exception). The 4<sup>th</sup> story will cast considerable amount of shade on our building and garden. Also to be disputed the new plan decreases the amount from current units and does not create any new units to alleviate San Francisco housing squeeze.

I propose that the project is redesigned to remove the 4<sup>th</sup> story. I would like to see a Shade Analysis report of any new designs.

Please consider these numerous objections.

Thank you,

San Francisco Resident 19th Street



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

I object to the current plans for 701 Hampshire St as a tenant who resides in the building.

The proposal is on the same street at the HistoricGottlieb-Knopf Block Historic District. Most of the houses on the neighboring streets are 2 story residential houses and the current plans add an additional story (plus 5th story expansion for penthouses) that is out of character with the neighborhood.

The additional 4th story is an eyesore, that is not in keeping with the historical surrounding houses (many of which were built in the 1800s). The additional story does not add additional units, or alleviate the San Francisco housing crisis – it just makes some of the units bigger and more expensive, while renovations will disrupt the lives of current tenants. Many current tenants and neighbors do not support this.

The plans take away parking that is part of my and other existing tenants' leases, with no plans to provide guaranteed parking. According to Section 37.2(r) of the Rent Ordinance, "requires landlords to have a 'just cause' reason under Section 37.9 (a) in order to remove or sever any of the following housing services from a tenancy: garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the same lot" It also removes valuable parking from the neighborhood and casts shade on the 3 Victoria houses on 19th Street – taking away all natural light from their living spaces.

I would like to see revised plans that do not include additional height, removal of parking for the current tenants, or eviction of current tenants.

Signed by Neighbor/San Francisco Resident

Frances Oropesa

Printed Name:

Signature: Frances Oropesa

Address:

2550-19th St.  
S.F. CA. 94110

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

I object to the current plans for 701 Hampshire St as a tenant who resides in the building.

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The additional 4th story is an eyesore, that is not in keeping with the historical surrounding houses (many of which were built in the 1800s). The additional story does not add additional units, or alleviate the San Francisco housing crisis – it just makes some of the units bigger and more expensive, while renovations will disrupt the lives of current tenants. Many current tenants and neighbors do not support this.

The plans take away parking that is part of my and other existing tenants' leases, with no plans to provide guaranteed parking. According to Section 37.2(r) of the Rent Ordinance, "requires landlords to have a 'just cause' reason under Section 37.9 (a) in order to remove or sever anyu of the following housing services from a tenancy: garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the same lot" It also removes valuable parking from the neighborhood and casts shade on the 3 Victoria houses on 19th Street – taking away all natural light from their living spaces.

I would like to see revised plans that do not include additional height, removal of parking for the current tenants, or eviction of current tenants.

Signed by Neighbor/San Francisco Resident

Printed Name: Eric Gumba

Signature: Eric Gumba

Address: 740 Hampshire



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

I object to the current plans for 701 Hampshire St as a tenant who resides in the building.

The proposal is on the same street at the HistoricGottlieb-Knopf Block Historic District. Most of the houses on the neighboring streets are 2 story residential houses and the current plans add an additional story (plus 5th story expansion for penthouses) that is out of character with the neighborhood.

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Signed by Neighbor/San Francisco Resident

Printed Name: QUINN FINERTY

Signature: 

Address: 1260 NAPLES ST. 94112

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

SAMANTHA VELARDE

Signature:



Address:

1260 NAPLES



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

Michael Long

Signature:



Address:

740 Hampshire St.

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

Signature:

Address:

Jose Rodriguez Jr

Jose Rodriguez Jr

667 Hampshire St  
S.F. CA 94160



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

Signature:

Address:

Caryn Taylor  
678 Hampshire St  
SF CA 94110

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

NADJA KOTIK

Signature:

Nadja Kotik

Address:

649 HAMPSHIRE ST SF, CA 9410



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name: PAUL KOTIK

Signature: 672 HAMPSHIRE ST SFC 94110

Address:

PAUL KOTIK

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name: Elizabeth Rios

Signature: Elizabeth Rios

Address: 684 Hampshire St.  
SF CA 94110



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name: Jeff Smith

Signature: Jeff Smith

Address: 758 Hampshire St

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name: Randall Coetzl

Signature: 

Address: 764 Hampshire St.  
SI= 94110

4/17/18



Statement

Application No. 2017.0124.7741

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Signed by Neighbor/San Francisco Resident

Printed Name:

FREDDY ANTONIO LÓPEZ

Signature:

Freddy Antonio Lopez

Address:

701 HAMPSHIRE ST #201  
SAN FRANCISCO, CA 94110

Statement

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Signed by Neighbor/San Francisco Resident

Printed Name: LINDA MARTHA CORNEJO MORALES

Signature: Linda M. Cornejo

Address: 701 HAMPSHIRE ST. Apt. 201.  
San Francisco, Ca. 94110



Statement

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Signed by Neighbor/San Francisco Resident

Printed Name: *Joseluz Rodriguez - Leal*

Signature: *JRK*

Address: *707 Hampshire Street  
SF CA 94110*

Statement

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Signed by Neighbor/San Francisco Resident

Printed Name: Walter Rodriguez-Kardum

Signature: *Walter Rodriguez-Kardum*

Address: 707 Hampshire St. SF CA 94110



Statement

Application No. 2017.0124.7741

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Signed by Neighbor/San Francisco Resident

Printed Name: Ramsey Shanbaky

Signature: 

Address: 2605 19th St

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

Christina Oropeza

Signature:



Address:

2550 19th Street  
SF. CA 94110



Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name:

Jose Rodriguez Sr.

Signature:

Jose C. Rodriguez Sr.

Address:

2550 19th St.  
S.F CA 94110

Statement

Application No. 2017.0124.7741

Record No. 2017-001225PRJ

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Signed by Neighbor/San Francisco Resident

Printed Name: Pam Wager

Signature: Pam Wager

Address:

95 Mcloppin St  
San Fran, CA





Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco

Declaration re Service of Disclosure Form / Buyout Agreement List

Buyout ID	Address	Zip	Declaration Date	Buyout of		Tenants	Landlord/Landlord Agent
				Future Tenancy Amount	Parking or Storage Amount		
B150693	233 Chestnut Street	94133	03/31/15	07/06/15	\$20,000	2	Judith Thompson 233-235 Chestnut, LLC
B151044	233 Chestnut Street	94133	04/29/15	06/08/16	\$22,213	2	Judith Thompson 233-235 Chestnut, LLC Cynthia Brooks
B151129	409 Vallejo Street	94133	05/07/15	06/29/15	\$27,422	2	Robert M. Anderson
B151443	6 Dore Alley	94133	06/09/15	\$35,000		1	Florence Kong
B151550	796 Green Street	94133	06/24/15	\$38,000		2	Carol Millie Lauren Glaser Jennifer Porter Alex Millie
B151753	407 Lombard Street	94133	07/10/15				Sanger Edgardo Lombard, LP John M. Senger
B151965	2 Emery Lane	94133	07/24/15	07/24/15	\$2,000	2	Vallejo Emery LLC Harry Tang (authorized agent, Vallejo Emery Gunther Gopp, Trustee Kathleen Golata Jill Somaya Robert Smith Robert E. Smith Robert E. Smith Cathryn Nelson Ronald Dubois Robert C. Gordon III
B151976	288 Union Street	94133	07/28/15				
B152002	41 Brant Alley	94133	08/03/15				
B152260	16 Salmon Street	94133	08/14/15				
B152276	71 Castle Street	94133	08/25/15				
B152277	73 Castle Street	94133	08/25/15				
B152278	77 Castle Street	94133	08/25/15				
B152417	1176 Pacific Avenue	94133	09/03/15				
B153008	2127 Taylor Street	94133	10/19/15	07/08/16	\$99,000		
B153127	19 Marion Place	94133	11/12/15	04/01/16			

Received at CPC Hearing 7/19/18  
E. Savanish



## MEMORANDUM

TO: [REDACTED]

FROM: [REDACTED]

Eviction Unit ([REDACTED])

DATE:

March 28, 2018

RE:

Notice of Receipt of Alleged Wrongful Severance of Housing Service  
Pursuant to Ordinance §37.2(r)

CASE NO:

E180574

PROPERTY: [REDACTED]

This memorandum acknowledges receipt of a Report of Alleged Wrongful Severance based on the severance or removal of housing services: **parking and storage**.

Effective August 8, 2006, Section 37.2(r) of the Rent Ordinance was amended to require landlords to have a "just cause" reason under Section 37.9(a) in order to remove or sever any of the following housing services from a tenancy: garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the same lot, or kitchen facilities or lobbies in single room occupancy (SRO) hotels. In addition, the landlord must reduce the tenant's rent by a commensurate amount based on the decrease in housing services. Following removal or severance of a housing service, either the landlord or the tenant may file a petition at the Rent Board to determine the amount of the corresponding rent reduction.

The Report of Alleged Wrongful Severance filed by your tenant indicates that the notice to sever the housing service is defective because it either fails to state a "just cause" reason for severance or removal of the housing service or the landlord has failed to meet the "just cause" requirements for severance or removal of a housing service. Any dispute concerning "just cause" will have to be determined by a court.

IT IS STRONGLY RECOMMENDED THAT THE LANDLORD SEEK LEGAL ADVICE BEFORE SEVERING OR REMOVING ANY HOUSING SERVICE SPECIFIED IN ORDINANCE SECTION 37.2(r).

Cc: [REDACTED]