



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: September 10, 2020

CONTINUED FROM: July 30, 2020

Record No.: 2019-001613DRP
Project Address: 2100-2102 Jones Street / 998 Filbert Street
Permit Applications: 202001272820
Zoning: RM-1 (Residential-Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0092/017
Project Sponsor: Kris O'Connor
69 Terrace Avenue
San Rafael, CA 94901
Staff Contact: Mathew Chandler – (628) 652-7340
Mathew.Chandler@sfgov.org

Recommendation: Do not take DR and Approve

Project Description

The project proposes to convert two (2) existing commercial spaces facing Filbert Street to two (2) ADUs at the ground floor of the existing building per City Ordinance No. 162-16. The project also proposes façade and interior alterations.

Site Description and Present Use

The site is a 41'-5" wide x 70' deep corner lot, developed with a circa 1912 three-story over basement building containing eight (8) dwelling units and two (2) commercial storefronts at the intersection of Jones and Filbert Streets. The DR filer, a Laundromat (Tons of Bubbles Laundromat, Inc.) and active Limited Commercial Use (LCU), had occupied the existing tenant space closest to the intersection of Jones and Filbert Streets between 2005 and July 31, 2020, when their lease expired. The other commercial space is currently vacant and had been last occupied by an art studio between 2003 and April of 2020, when they ceased operation.

Surrounding Properties and Neighborhood

This block of both Jones Street and Filbert Street consists predominantly of two- to three-story wood and stucco clad multi-family buildings. An active school operated by San Francisco Unified School District is situated near the middle of the block fronting Filbert Street. The surrounding neighborhood consists predominantly of residential properties with similar characteristics.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
BBN	10-days	June 4, 2020- June 15, 2020	June 10, 2020	July 30, 2020 continued to:	50 days continued to:
				September 10, 2020	92 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	July 10, 2020	July 9, 2020	21 days
Mailed Notice	20 days	July 10, 2020	July 10, 2020	20 days
Online Notice	20 days	July 10, 2020	July 10, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	5	0
Other neighbors on the block or directly across the street	0	20	0
Neighborhood groups	0	0	0

To date, the Department has received 25 letters of opposition, some of which were provided by the DR filer as part of the DR Application. The letters of opposition generally express concern about the loss of the laundromat.

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR Requestor

Deanna Caprini-Fusch, Tons of Bubbles Laundromat, Inc., former commercial tenant at 998 Filbert Street.

DR Requestor's Concerns and Proposed Alternatives

The project will result in the loss of a laundromat that serves the immediate vicinity.

Proposed alternatives:

Convert one of the two commercial storefronts to an ADU.

See attached Discretionary Review Application, dated June 10, 2020.

Project Sponsor's Response to DR Application

The property owners feel that a residential use is the best use for the property, and that converting the commercial storefronts to ADUs is an effective way to recoup the cost of the mandatory seismic retrofitting.

See attached Response to Discretionary Review, dated July 6, 2020.

Department Review

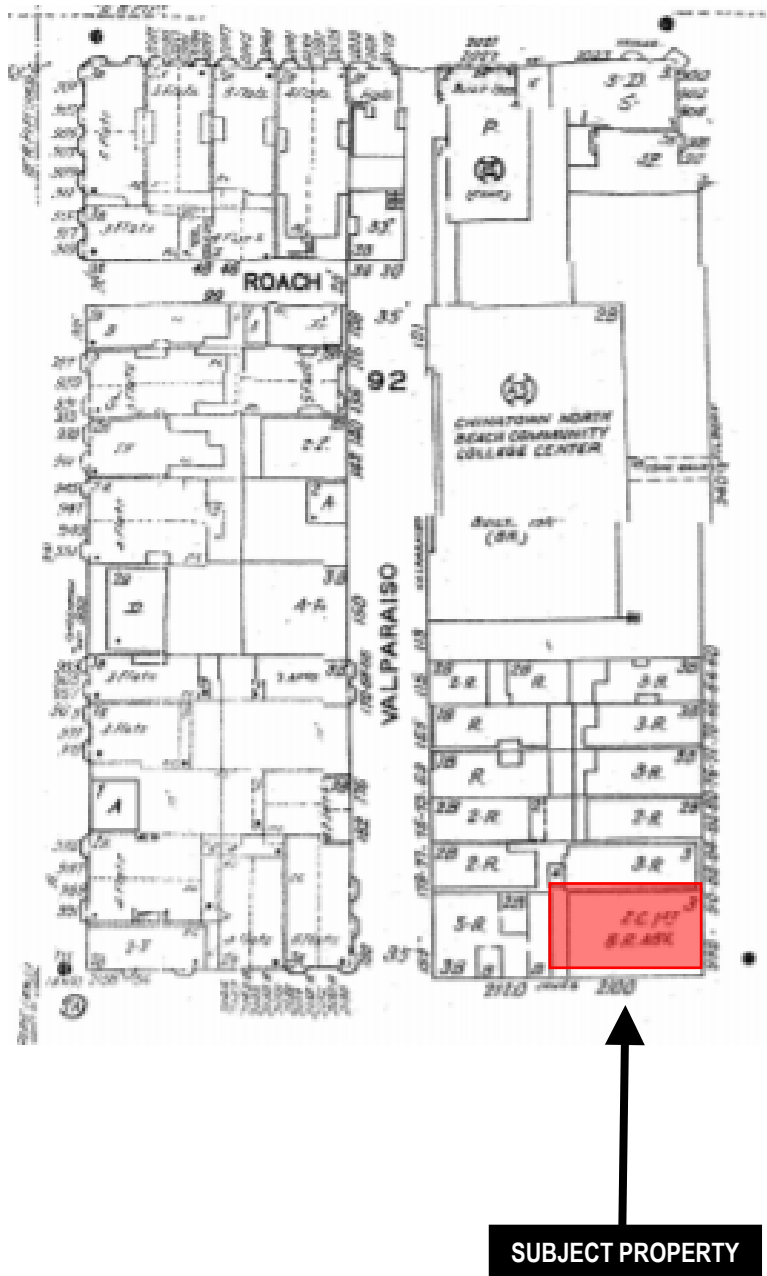
The Department recognizes the sensitivity against the loss of the laundromat, especially given the challenges small businesses face during these unprecedented times. However, the project qualifies for the ADU program and the Department does not have any firm policies related to laundromat or LCU conservation in place to not approve this project. The local ADU program does not permit the elimination or reduction of active ground-floor commercial spaces within Neighborhood Commercial Districts or the Chinatown Business or Visitor Retail Districts. The subject property is zoned RM-1, and therefore is not protected under the preclusions of this ADU program. The subject property is required to and has been issued the necessary permits to comply with the Department of Building Inspection's (DBI) Mandatory Seismic Retrofit Program. The City has long promoted the addition of ADUs to buildings undergoing mandatory or voluntary seismic retrofitting to offset costs and increase housing supply.

Recommendation: Do not take DR and Approve the Project

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
DR Application
Letters
Response to DR Applications, dated July 6, 2020
Project Application
Reduced Plans

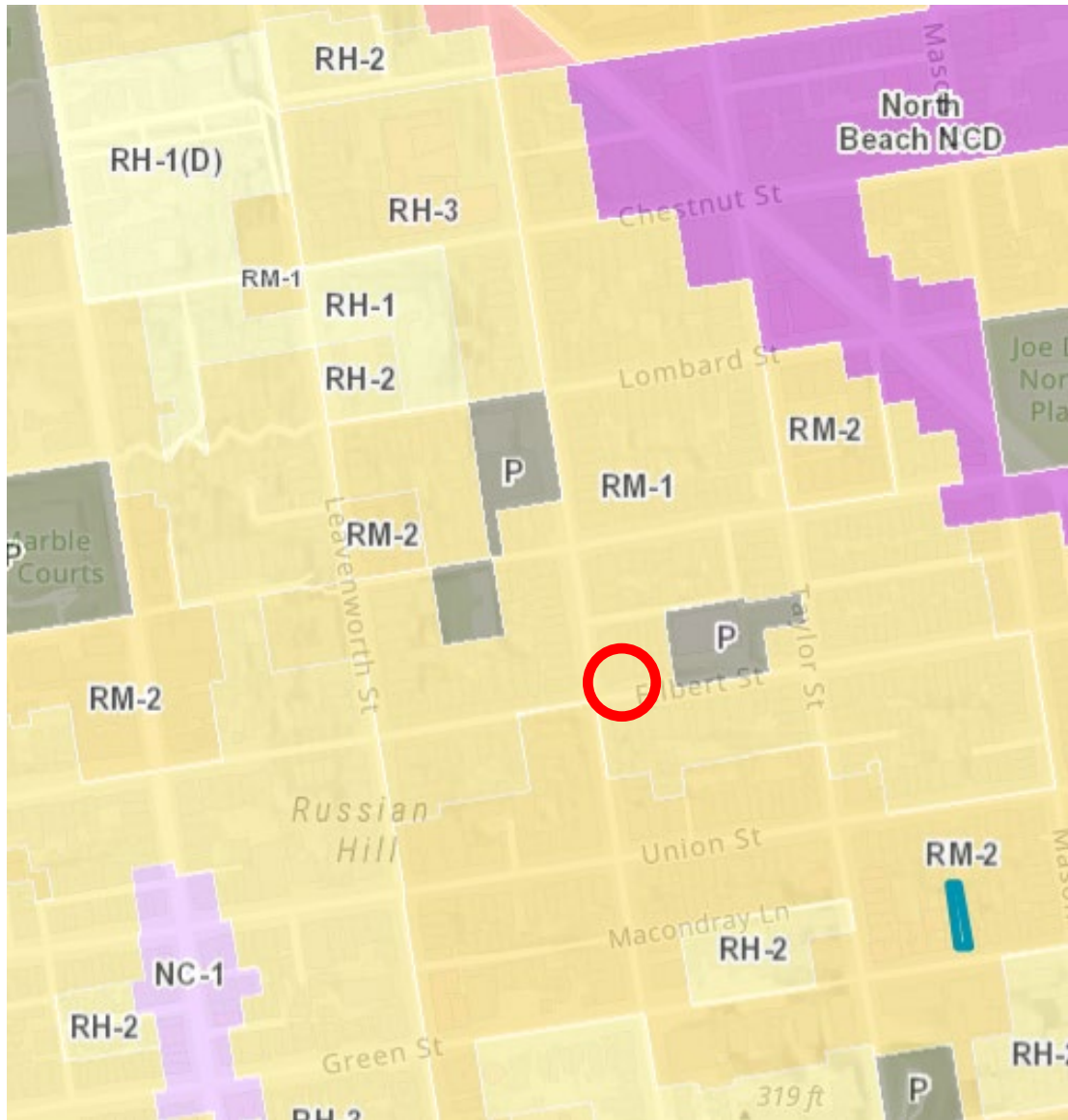
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map



Aerial Photo – View 1



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Aerial Photo – View 2



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Aerial Photo – View 3



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Aerial Photo – View 4



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Site Photo- Intersection of Jones Street & Filbert Street



Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Site Photo- Filbert Street Facade



**998 Filbert Street
Tons of Bubbles**

990 Filbert Street

Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street

Site Photo- Jones Street Facade



998 Filbert Street
Tons of Bubbles

Discretionary Review Hearing
Case Number 2019-001613DRP
2100-2102 Jones Street / 998 Filbert Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2100-2102 Jones Street / 998 Filbert Street		0092017
Case No.		Permit No.
2019-001613PRJ		201808298637
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Convert two (2) existing commercial spaces (LCUs) to two (2) ADUs at the ground floor of the corner building per ORD 162-16 and addition of a laundry room at the basement. The project proposes window replacement with casement aluminum-sash windows at both facades and reducing all existing window openings at 990 Filbert Street by raising the bulkhead and infilling the opening with stucco to match the existing exterior finish. All new exterior finishes and materials to match existing.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Mathew Chandler</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .				
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):				
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)				
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated	<input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)				
b. Other (specify):					
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.					
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.				
Comments (optional): proposal conforms with SOIS (proportions, materials, and dimensions) and is compatible with existing character of building and surrounding neighborhood					
Preservation Planner Signature: Natalia Kwiatkowska					

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Mathew Chandler
		08/21/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Deanna Caprini-Fusch for Tons of Bubbles Laundromat, Inc.

Address: 601 La Campa Rd.
Orinda, CA 94563

Email Address: tonsofbubbles@gmail.com

Telephone: 6504004480

Information on the Owner of the Property Being Developed

Name: 2100/2102 Jones St/998 Filbert St.

Company/Organization:

Address: 45 Swin Knoll Road
Mill Valley, CA 94941

Email Address:

Telephone: 4153880934

Property Information and Related Applications

Project Address: 2100/2102 Jones St./998 Filbert St. San Francisco (current Laundromat space)

Block/Lot(s): block 0092 lot 017

Building Permit Application No(s): 202001272820

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attached doc

-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

please see attached doc

-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

please see attached doc

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.


Signature _____

Deanna Caprini-Fusch

Name (Printed)

fuschfamily@yahoo.com

Email

6504004480

Phone

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Tons of Bubbles Laundromat, Inc.
998 Filbert Street
San Francisco, CA

FACTUAL BACKGROUND

Tons of Bubbles is a coin operated laundromat located in the Russian Hill neighborhood in San Francisco. Since 2004 it has been a 100% woman owned and operated business. Over the past 15 years I have worked hard to serve the needs of the neighboring residents. In addition I have worked to make an environmentally friendly laundromat, replacing old, inefficient equipment with state of the art, large capacity, energy efficient washers and dryers.

Over the past 15 years I have witnessed first-hand the closure of laundromats all over San Francisco. This has caused hardships for the City's residents. Many are now forced to get in their cars and drive to get their laundry done.

The applicant has submitted an application to convert the current Tons of Bubbles location, 998 Filbert Street, and the neighboring vacant unit, 990 Filbert Street, into ADUs. Conversion of Tons of Bubbles, a neighborhood small business which serves the needs of the nearby residents with an essential service, into a residential unit have a substantial adverse impact on the livability of the area and the well-being of the residents.

DISCUSSION

Exceptional and Extraordinary Circumstances Exist Since the Application Would Destroy a Neighborhood-Serving Essential Business.

The Commission has adopted the following definition of exceptional and extraordinary circumstances: "exceptional and extraordinary circumstances occur where the common-place application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants. These circumstances may arise due to complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards."

The General Plan states that it is a priority policy to ensure that existing neighborhood-serving retail uses be preserved and enhanced. Planning Code § 101.1(b)(1). In particular, convenience goods and services such as laundry should be readily available to residents. General Plan Policy 6.1. Residential districts must promote a balance by having nonresidential activities that are compatible with housing and meet the needs of residents, along with other amenities that contribute to the livability of residential areas. Planning Code § 209(a)(5).

Approval of the application will destroy a neighborhood business which serves the needs and well-being of the residents. As was made evident by the recent COVID-19 pandemic, laundry services are essential to the well-being of the citizens of San Francisco. See Order of the Health Officer No. C19-07 ¶ 10(f)(xii) (dated March 16, 2020). Further, laundry services are consistent

with housing and the needs of the local community. After all, everybody needs to do laundry.¹ Conversion of this community serving space to residential housing is inconsistent with the General Plan, its Priority Policies, and the Planning Code.

The loss of essential services would have a substantial negative impact on the neighborhood and its residents. All of the residents of Russian Hill and the surrounding area would be left with only one laundromat, approximately 1.5 miles away from Tons of Bubbles. Unlike other activities, residents need local establishments to do their laundry. They cannot bring their laundry on a bus, bicycle, scooter, or walk long ways with it. Many times the only viable alternative is to put it in their car and drive it to the nearest laundromat. This furthers congestion, makes available parking even more scarce, endangers pedestrians, and pollutes the environment. These problems are compounded for elderly residents. The General Plan recognizes these impacts, which is why it prioritizes preservation and enhancement of neighborhood-serving businesses. The current application does not preserve or enhance livability. It destroys it.

The surrounding residents do not support the conversion of this space to an ADU. Enclosed with this Discretionary Review Request is a small sampling of the opinions of residents to the application. These residents share the same concerns that the Priority Policies of the General Plan seek to alleviate, namely the loss of neighborhood businesses that serve the needs of the local residents. Many simply don't know where they will go to do their laundry.

Exceptional and extraordinary circumstances exist to deny or require modification of the application. The application does not enhance the neighborhood, has a substantial adverse impact on the lives of the nearby occupants, and does not further the Priority Policies of the General Plan. As a result, the Commission should exercise its power of discretionary review to deny or force modification of the application for the reasons set forth herein.

A Common Sense Alternative Would Allow the Applicant to Convert the Neighboring Vacant Space.

The application seeks to convert two (2) commercial spaces to ADUs. The second commercial space located at 990 Filbert Street is currently vacant. A common sense compromise is to allow the applicant to convert only that space into an ADU.

Conversion of the 990 Filbert Street space would have none of the concerns expressed herein since it was not a business which serves the community. It was previously used as an artist studio, but was not open to the public. In the 15 years I have operated Tons of Bubbles, I never saw the studio open for business or a member of the public visit the business. It was a private studio for the artist.

This compromise balances the rights of the applicant to develop the property while keeping essential services for the neighborhood and its residents.

¹ As our slogan goes, "laundry today or naked tomorrow!"

CONCLUSION

For the foregoing reasons the Board should exercise its discretion to deny the application or make the applicant modify it to seek conversion of only 990 Filbert Street to an ADU.

From: Erin Reilly swimerbie@gmail.com
Subject: Save the laundromat
Date: May 12, 2020 at 8:51:40 PM
To: tonsofbubbles@ymail.com

Hi there,

- I wanted to write, although admittedly later than I meant to, to let you know how much the laundromat means to me and my family. My husband, Peter Kragelund, and I live at 2100 Jones St and are expecting our first child any time in the next few days. I've lived in the apartment building for almost 10 years and it has become a beloved home to me during that time. Having Tons of Bubbles directly under the building makes it possible to live here without the additional stress that would come with trying to find a way to do our laundry on a regular basis. With so few laundromats in the neighborhood, it truly plays a critical role in community building and represents so much of what makes San Francisco great. Losing the laundromat would be an incredible burden to our family and I'm sure that is true for so many people who have come to know and love Tons of Bubbles over the years.

I would be happy and willing to speak or help in any way that I can to keep the business open and running, so please let me know.

Thanks for the effort to save such a critical business. Especially in times like this that are ripe with uncertainty, maintaining some sense of continuity and routine is really critical.

Best,
Erin and Peter Kragelund

From: joann biasotti joannbiasotti@gmail.com
Subject: To Propriator of Tons of Bubbles, Filbert Street
Date: May 8, 2020 at 3:31:37 PM
To: tonsofbubbles@ymail.com

We are writing to let you know how important your laundromat is to this neighborhood. There are many seniors, like ourselves, who have used your business for years. There are also a number of families with children who rely on your services. Keeping Tons of Bubbles open is even more important now as the nearest laundromat, two blocks away, has recently closed. For many neighbors who do not own cars, your business is essential.

I want to add that the management has done an exemplary job. The place is always extremely clean. Broken equipment is promptly repaired. Any lost money due to a machine malfunction is promptly refunded by mail. It is reassuring that management posts a phone number to be used if necessary.

The closing of this business would be a significant loss to our neighborhood.

Sincerely, JoAnn Biasotti and David Crowder

From: Mimi Wong wongmimi@gmail.com
Subject: Neighborhood laundromat
Date: May 4, 2020 at 8:02:11 PM
To: tonsofbubbles@ymail.com

Hello.

I was informed of the note the was posted.

My family uses the laundromat. My elderly mother washes and dries her clothes here at least three times a week(easier to carry her clothes vs one big trip).

She likes coming here because it's clean and well maintained. She feels safe and knows the neighbors that use this laundromat.

Many parents from Yick Wo elementary school also use this laundromat.

It would be a loss if this laundromat closed and is turned into a studio space. This laundromat has been here for years.

I hope this laundromat stays open for the neighborhood.

Thank you.

Mimi

From: marion mcfarlane jmbudgie@yahoo.com
Subject: Please Don't Close!!!
Date: May 6, 2020 at 8:27:26 AM
To: tonsofbubbles@ymail.com

My names is Jim Reese. I am 65 years old and live at 2119 A Jones Street, San Francisco California 94133. We have lived here for 32 years. We have used this laundromat for the entire time we have lived here. The current owners are the best!! The place is kept spotless and is essential for old people that don't have a washing machine in their home. Thank you for all of your great service and PLEASE DON'T CLOSE!!! Thank you, Jim Reese

From: Pauline Lee p52lee@aol.com
Subject: Save Our Laundromat
Date: May 8, 2020 at 3:19:46 PM
To: tonsofbubbles@ymail.com, P52Lee@aol.com

Hello Tons of Bubbles Laundromat
998 Filbert St., SF, CA 94133

I was shocked & greatly saddened to see the subject sign posted above yesterday!

This laundromat is an essential business!

It is very well maintained (washers/dryers seldom out of order- when they are, repairs quick). Also clean upkeep of facility & hours open for business are ultra convenient! Compliments to management for well run establishment which serves our community well! I appreciate this laundromat. I do laundry as much as twice a week!

There is a lack of self-service/coin, laundromats in this area. **It is vital Tons Of Bubbles be kept in operation at present location.** Many customers wash their clothes at this location!

Is there any chance you can acquire legacy status? This is worth looking into.
The laundromat should qualify as this business has been at the location for many, many years.
Please save the laundromat!

P. Lee
860 Greenwich St., SF, CA 94133

From: 1smileygirl 1smileygirl@gmail.com
Subject: Filbert Location
Date: May 4, 2020 at 5:27:50 PM
To: tonsofbubbles@ymail.com

Hi.

I am writing because I saw today that on the Filbert location laundromat there was a sign posted saying "Save the Laundromat."

I hope that this laundromat is not in danger of being closed because if it is, it will be terrible for the neighborhood. It's the only one left in that proximity. The next one would be on either the Missing Sock on Hyde Street between Union Street and Green Street. Or there is Wash This! on Mason Street between Chestnut Street and Lombard Street. Both are a long distance especially if you don't have a car to carry loads of laundry and so to even walk it, is out of the question.

Please please do not close this location! I'm a family of 4, so you can imagine the amount of laundry (with two kids under the age of 12) I have to do. It's within walking distance which is a bonus and I feel lucky to have one nearby.

Please keep me updated on this.

Thank you again for staying open too during this time. I definitely appreciate it.

Cynthia
Sent from my iPhone

From: rico schwartzberg ricoschwartzberg@gmail.com

Subject: Save Tons Of Bubbles

Date: May 9, 2020 at 6:08:57 PM

To: TONSOFBUBBLES@ymail.com TONSOFBUBBLES@YMAIL.COM

Hello,

My name is Rico Schwartzberg. I live right next door to Tons Of Bubbles at 986 Filbert St. and have been here for as long as the laundromat has existed. Tons of Bubbles has been a great neighbor and I consider it an essential service for the neighborhood. This area has many renters that are not allowed to have washer/dryers in their apartments. A reliable laundromat that is close by and walkable is an absolute necessity, especially for any elderly residents.

PLEASE DO NOT CLOSE DOWN TONS OF BUBBLES.

Thank you,
Rico Schwartzberg

From: nancy caten ncat@flash.net
Subject: save tons of bubbles
Date: May 10, 2020 at 9:44:25 AM
To: TONSOFBUBBLES@ymail.com TONSOFBUBBLES@YMAIL.COM

hi,

my name is nancy caten. i live next door to tons of bubbles at 986 filbert street. i have lived in this neighborhood for many years and there has always been a laundromat in this location. tons of bubbles has been an excellent neighbor and an essential business for this neighborhood. our area has many renters that are not allowed to have washers or dryers in their apartments so a reliable laundromat that is close and walkable is an absolute necessity... especially for elderly residents.

PLEASE DO NOT CLOSE DOWN TONS OF BUBBLES.

thank you
nancy caten

From: Louise Miller louiseaileenmiller@gmail.com
Subject: Best Laundromat in North Beach/Russian Hill
Date: May 21, 2020 at 3:39:05 PM
To: tonsofbubbles@ymail.com

Hi Deanna,

I want to thank you for operating such a terrific laundromat. I've used several laundromats in the North Beach/Russian Hill neighborhood and the Ton's of Bubbles on Filbert Street is the best. It's wonderfully clean and bright, with well maintained washers and dryers that offer the option to pay with coins or by smartphone.

Thanks!

Louise

From: Raquel Scalon raquelsfyoga@gmail.com
Subject: Keep Tons of Bubbles open
Date: May 4, 2020 at 4:02:42 PM
To: tonsofbubbles@ymail.com

Hello owner!

Please allow TOB to stay open. I'm a customer and I live on 1859 Mason Street.
Would have to go do laundry on Green@ Powell. Thanks for considering!

Raquel Scalon Fernandes

Thank you!

--

Raquel Scalon, ERYT-500

Offering 4 weekly LIVE STREAM therapeutic yoga classes

SCHEDULE May 3 - 16

Mon 5/4 + 5/11 @12:15pm - Therapeutic Yoga + Ball Rolling

Wed 5/6 + 5/13 @12:15 - Therapeutic Yoga

Thu 5/7 + 5/14 @8:15pm - Sweet Dreams Yoga

Sat 5/9 + 5/16 @9:30am Therapeutic Yoga Active

SIGN UP [HERE](#)

From: CATHLEEN THOMPSON c.thompson@mac.com
Subject: Love Your Laundromat!!
Date: May 6, 2020 at 4:51:55 PM
To: tonsofbubbles@ymail.com

Dearest Deanna, I'm Hoping that it is not too late to have you reconsider having to close your SF laundromat Tons of Bubbles on Filbert. You provide a great service to our neighborhood—and we all appreciate you keeping the machines updated and in repair.

Also, always keeping the facility clean—especially during the concerning pandemic.

Hoping this message finds you and your loved ones well and safe,

Cathleen Thompson

2154 Taylor St

415-823-4207

Sent from my iPhone

From: Tori Kistner trkistner@gmail.com
Subject: Save the laundromat!!
Date: May 7, 2020 at 8:59:21 AM
To: tonsofbubbles@ymail.com

I LOVE having tons of bubbles here! It is the most convenient laundromat and I'm here once every 2 weeks. I live at 2144 Jones so the location is truly unbeatable.

Let me know if I can do anything else to help.

Sincerely,
Tori Kistner
--
Tori Kistner

From: judith zimrin jlzsf@yahoo.com
Subject: don't go
Date: Jul 2, 2020 at 5:32:40 PM
To: tonsofbubbles@ymail.com

Now that North Beach is in such a huge transition there are few essential services left to serve long time residents. I can think of 5 laundromats we have lost for various reasons. Most of our buildings can not accommodate washers and dryers and most rentals do not come equipped. Please reconsider and stay around to keep our neighborhood a functional place to live.
Thank you

From: Barry Stone zstone@sbcglobal.net
Subject: Your threatened Laundromat
Date: Jul 4, 2020 at 3:59:29 PM
To: tonsofbubbles@ymail.com

We are sorry your laundromat is being threatened.

We are long-term neighbors and admire your business ethics and well-run laundry.

At our advanced age, your nearby (2 blocks away) facility is a necessary business to us and we will be happy to join you in fighting the potential loss of your location.

Please keep us informed,

thanks,

Ziggy and MaryAnnStone

zstone@sbcglobal.net

Ziggy Stone

zstone@sbcglobal.net



This email has been checked for viruses by Avast antivirus software.

From: [Barry Stone](#)
To: [Chandler, Mathew \(CPC\)](#)
Subject: Case #2019-001613DRP - Comment
Date: Tuesday, July 21, 2020 10:36:28 AM
Attachments: [PastedGraphic-15.tiff](#)

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

Mathew,

This note is regarding **Case #2019-001613DRP**

We are an elderly couple who have resided at the same Russian Hill address for 43 years. Our location provides only one accessible laundromat...*Tons of Bubbles* at Jones and Filbert.

Without our own transportation, the only other laundromat within 8 block range would require us to climb up Russian Hill for 3 blocks to Hyde St. We simply would be unable to manage that with laundry bags on our backs.

Please consider that *Tons of Bubbles* uniquely serves our immediate area and provides a clean, well-run laundromat essential to us.

Thank you for considering our situation,
MaryAnn and Ziggy Stone

zstone@sbcglobal.net

Ziggy Stone

zstone@sbcglobal.net



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Case #2019-001613DRP
Date: Friday, July 24, 2020 5:52:23 PM
Attachments: [image001.png](#)

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Barry Stone <zstone@sbcglobal.net>
Date: Friday, July 24, 2020 at 9:05 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Deanna Caprini-Fusch <tonsofbubbles@ymail.com>
Subject: Case #2019-001613DRP

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

Mr. Ionin,

We are an elderly couple who have resided at the same Russian Hill address for 43 years. Our location provides only one accessible laundromat...*Tons of Bubbles* at Jones and Filbert.

Without our own transportation, the only other laundromat within 8 block range would require us to climb up Russian Hill for 3 blocks to Hyde St. We simply would be unable to manage that with laundry bags on our backs.

Please consider that *Tons of Bubbles* uniquely serves our immediate area and provides a clean, well-run laundromat essential to us.

Thank you for considering our situation,
MaryAnn and Ziggy Stone

zstone@sbcglobal.net

From: R.R. Carpenter sfo2paris@yahoo.com
Subject: Response to notice of attempt to close laundry services
Date: Jul 8, 2020 at 12:44:39 PM
To: tonsofbubbles@ymail.com

Covid-19 was unable to shut down laundry services because the City deemed them essential. Landlords should not be able to shut them down either, especially to build just one apartment unit in a city that is losing residents daily. The housing crunch started in SF due to the technology employees moving in. Those same tech people are moving out because they can perform their work in remote places from home. Moving trucks have been spotted daily in our neighborhood. For rent signs have been spotted too.

In addition, more apartments will become available as the Airbnb business in San Francisco has dwindled to almost non-existent. It was reported that 6,000 units had been taken off the market in order to rent them out via Airbnb. It is unknown whether that 6,000 unit figure is correct but a large number of housing units will be returning to the market because healthy tourism is not likely to return to SF any time soon. So the question is: What do we need more? Another apartment unit or essential laundry facilities for the many many residents of the neighborhood?

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: SAVE THE LAUNDROMAT-Tons of Bubbles-998 Filbert
Date: Friday, July 24, 2020 5:52:45 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org/>>

On 7/23/20, 6:50 PM, "R.R. Carpenter" <sfo2paris@yahoo.com> wrote:

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

Dear Mr. Ionin:

Covid-19 was unable to shut down laundry services because the City deemed them essential. Landlords should not be able to shut them down either, especially to build just one apartment unit in a city that is losing residents daily. The housing crunch started in SF due to the technology employees moving in. Those same tech people are moving out because they can perform their work in remote places from home. Moving trucks have been spotted daily in our neighborhood. For rent signs have been spotted too.

In addition, more apartments will become available as the Airbnb business in San Francisco has dwindled to almost non-existent. It was reported that 6,000 units had been taken off the market in order to rent them out via Airbnb. It is unknown whether that 6,000 unit figure is correct but a large number of housing units will be returning to the market because healthy tourism is not likely to return to SF any time soon. So the question is: What do we need more? Another apartment unit or essential laundry facilities for the many many residents of the neighborhood?

We need the laundromat. Please keep it open.

Best,

R. Carpenter

From: Justin Ridley jwridley@hotmail.com
Subject: Fw: Save the Laundry Mat!
Date: Jul 8, 2020 at 3:02:34 PM
To: tonsofbubbles@ymail.com

Greetings,

Our family supports your essential business on our street. Please email any links to attend the virtual hearing scheduled for 7/30.

Best,

Justin Ridley
415-525-6641

From: [Justin Ridley](#)
To: [Chandler, Mathew \(CPC\)](#)
Subject: Request for Weblink: Re Case No. 2019-001613DRP
Date: Thursday, July 23, 2020 9:45:37 AM

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

Greetings,

Please send website link to attend this hearing: **Case No. 2019-001613DRP**

Thank you,

Justin W. Ridley
CTD Commercial



www.ctdcommercial.com

200 Industrial St., San Francisco, CA 94124

Direct: 855-252-0662 Fax: 415-252-1898

justin@ctdcommercial.com

From: Carole Wong wcarob50@yahoo.com
Subject: Virtual Meeting Re Laundromat
Date: Jul 8, 2020 at 10:00:05 AM
To: tonsofbubbles@ymail.com

Hi,

I'm interested in the virtual meeting regarding the Tons of Bubbles Laundromat. Please email me or text me at 415-279-6593 so that I may attend. You have saved me since the closer laundromat closed.

Thank you so much.

Best regards,

Carole

From: Wong, Howard <howard.o.wong@sfgov.org>
Sent: Friday, July 10, 2020 1:54:41 PM
To: tonsofbubbles@ymail.com <tonsofbubbles@ymail.com>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Please save Tons of Bubbles Laundromat (998 Filbert) in SF

Friday, July 9, 2020

**Re: Tons of Bubbles Laundromat [TOB]
998 Filbert St [at Jones]
San Francisco, CA 94133
District: Russian Hill/North Beach**

Dear Deanna C. (owner of TOB),

I lived around the corner (Valparaiso/Jones) of TOB (Filbert/Jones) for the past 32+ years. This is the same amount of time **(32+ years) that I have used this particular laundromat due to the close location.** I believe it was 15 years ago when you bought/leased this laundromat and re-named it to "Tons of Bubbles Laundromat".

I have never got a chance to **thank you very much for keeping this place as a laundromat and giving it new "life" to it.** You always keep this place cleaned and well-maintained. In fact, I believe several years ago, you updated the equipment (washing machines and dryers) with new ones that were eco-friendly and highly-functional. Occasionally (doesn't happen that often), when the machines are out-of-order, you would fixed it immediately in a timely manner.

Also, **TOB has become a part of the "community"** due to the homey and caring atmosphere with announcements on upcoming community events; notices on operational hours during the holidays; your "comment" box for feedback from your customers; etc. **I want your landlord to know how important and essential business TOB is**

especially during the COVID-19 pandemic. You were one of the first essential businesses to remain opened that had all the necessary safety protocols immediately in place including safety signs (wearing masks; 6-feet physical distancing; etc.) posted up, cleaning protocols, etc.

You are the only one laundromat left in this neighborhood. I believe there is another one on Mason & Filbert, but it has been closed for quite some time. It appeared that it has been sold to build condos and/or retail store. Therefore, it is so vital and important that TOB stays open because it is truly an essential and necessary business to this community. I am writing, along many residents in this Russian Hill/ North Beach neighborhoods, to plea to your landlord to keep TOB open due to the above reasons.

Lastly, I am cc: Supervisor Aaron Peskin for District 3 who oversees this particular neighborhood (Russian Hills / North Beach) where TOB is located at. I am hoping that Supervisor Peskin and his staff can do something to save Tons of Bubbles Laundromat (TOB) – anything to prevent the landlord from tearing it down to build condos.

I will try to attend the Virtual Town Hall Meeting scheduled on Thursday, July 30, 2020. If I can't make it, please do not hesitate to speak on my behalf - you have permission to read this email at the meeting.

Thanks much,
Howard Wong
Howard.O.Wong@sfgov.org

From: Wong, Howard howard.o.wong@sfgov.org
Subject: FW: Please save Tons of Bubbles Laundromat (998 Filbert) in SF
Date: Jul 10, 2020 at 2:08:28 PM
To: tonsofbubbles@gmail.com

Friday, July 10, 2020

TGIF Deanna C.!

I am forwarding 2 emails to you from Supervisor Aaron Peskin (himself) and his Legislative Aide, Lee Hepner, who responded immediately to my initial email to you.

As you can see, they will do everything they can to save Tons of Bubbles Laundromat (998 Filbert St).

Will keep you posted and have a great weekend,
Howard Wong
Faithful & Loyal Patron of Tons of Bubbles (Filbert St)

From: Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Sent: Friday, July 10, 2020 2:01 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Wong, Howard <howard.o.wong@sfgov.org>
Subject: Re: Please save Tons of Bubbles Laundromat (998 Filbert) in SF

Thanks, Howard. My understanding is the proposal is for two ADUs and I'm reaching out to Planning staff to understand where their analysis comes down given the loss of a community-serving business.

-Lee

Lee Hepner
Legislative Aide
Supervisor Aaron Peskin

Please feel free to reach me on my cell phone: [\(949\) 412-7623](tel:(949)412-7623).

From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Friday, July 10, 2020 1:59 PM
To: Wong, Howard <howard.o.wong@sfgov.org>
Cc: Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Subject: Re: Please save Tons of Bubbles Laundromat (998 Filbert) in SF

Howard,

Thanks for letting me know. I'm looping in Lee Hepner who is my staff on land use matters.

Aaron

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Please save Tons of Bubbles Laundromat (998 Filbert) in SF
Date: Friday, July 24, 2020 5:44:03 PM
Importance: High

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: "Wong, Howard" <howard.o.wong@sfgov.org>
Date: Friday, July 24, 2020 at 2:20 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Deanna Caprini-Fusch <tonsofbubbles@ymail.com>, "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>
Subject: Please save Tons of Bubbles Laundromat (998 Filbert) in SF

Friday, July 24, 2020

Re: **Tons of Bubbles Laundromat [TOB]**
998 Filbert St [at Jones]
San Francisco, CA 94133
District: Russian Hill/North Beach

Dear Planning Commissioners c/o Mr. Jonas Ionin,

My name is Howard Wong – I am a native San Franciscan. I lived around the corner (Valparaiso/Jones) from Tons of Bubbles Laundromat (TOB - Filbert/Jones) for the past 32 years. This is the same amount of time (32 years) that I have used this particular laundromat due to the close location. Ms. Deanna Caprini-Fusch is the owner of TOB who leases this space at this particular site. She has done such a wonderful job in keeping and maintaining this laundromat. For many residents in this neighborhood, including myself,

who cannot afford a washer and dryer at one's rented apartment, it has been very helpful and useful to have this laundromat. I am very thankful and grateful to Ms. Caprini-Fusch for leasing this space in order for TOB to exist for so many years.

So one can imagine how upsetting it was for me when I was informed that the landlord(s) wants to convert the laundromat space into an ADU Unit. Therefore, there will be no longer a much-needed laundromat at this site. This laundromat is very important and very essential especially during the COVID-19 pandemic. It is one of the first essential businesses to remain opened that had all the necessary safety protocols in place immediately including safety signs (wearing facial masks; 6-foot physical distancing; etc.) posted up in the laundromat; staff enforcing cleaning protocols (disinfecting; sanitizing; etc.) for this facility; etc.

Lastly, TOB has become a part of the "community" due to the homey and caring atmosphere with announcements on upcoming community events; allowing patrons to provide requests and/or feedback in the "Comment Box"; notices on operational hours during the holidays; etc. It is truly a great asset to the community because it is the only laundromat left in this neighborhood. Therefore, it is so vital and important that TOB stays open at this Filbert St location because it is truly an essential and necessary business to this community. I am writing, along with many residents in this Russian Hill/North Beach neighborhood, to plea to the Planning Commissioners to keep TOB open due to the above reasons.

Thank you for your consideration,
Howard Wong
Private Resident of District 3 (Russian Hill - Valparaiso/Jones)

AND

Faithful & Loyal Patron of Tons of Bubbles Laundromat

From: [marion mcfarlane](#)
To: [CPC-Commissions Secretary](#); [Chandler, Mathew \(CPC\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [marion mcfarlane](#)
Subject: Concerns re 998 Filbert Street Planned conversion of laundromat
Date: Monday, July 20, 2020 3:43:49 PM

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

I am writing to express my concern about the planned conversion of "Tons of Bubbles", our local and much valued laundromat. I and many of my neighbors rely on a local laundromat. We are long time residents who don't have access to laundry facilities in our buildings. Many of us are older and less mobile and very concerned about this proposal . It is important that we have access to a clean, safe laundry within walking distance of our apartments, particularly important during these pandemic times. I hope "Tons of Bubbles" gets to remain and to continue performing this essential neighborhood service.

Thank you for your attention.

Sincerely,
Marion McFarlane
2119 Jones Street
San Francisco
Mcfarlane.marion@gmail.com
415-346-9258

From: makirkw@aol.com
To: [Peskin, Aaron \(BOS\)](#)
Cc: [Hepner, Lee \(BOS\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: ***"Tons of Bubbles: A major resource for our neighborhood***
Date: Thursday, July 23, 2020 10:11:00 AM

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

July 23, 2020

Mr. Peskin,

I've used this laundry facility, Tons of Bubbles, for thirty years! It services many in this area--I'm on Greenwich near Jones and I know several residents in these blocks up and down Lombard, Filbert, Jones and Greenwich Streets love this facility. It's always busy, well-maintained and well-used by this community.

There's nary an alternative, either. The nearest facility is a good distance from this vital hub of the community here in North Beach/Russian Hill. I wish I could be at the hearing, as I have an appointment at about that time, but I do support any effort to keep this laundromat open and functioning. While I can appreciate the need for affordable housing, please don't compromise one thing to allow another, and especially when it comes to this well used and well loved facility.

Thank you for your time & be safe and well!

Mary Anne Kirkwood
1031 Greenwich St. #1
SFCA 94133

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: ***Tons of Bubbles: A major resource for our neighborhood***
Date: Friday, July 24, 2020 5:49:55 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: "makirkw@aol.com" <makirkw@aol.com>
Reply-To: "makirkw@aol.com" <makirkw@aol.com>
Date: Friday, July 24, 2020 at 10:39 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: ***Tons of Bubbles: A major resource for our neighborhood***

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

July 24, 2020

Secretary Ionin,

In reference to the possible removal of this laundry facility in North beach/Russian Hill, I've used this laundry facility, *Tons of Bubbles*, for **thirty** years! It services many in this area--I'm on Greenwich near Jones and I know several residents in these blocks up and down Lombard, Filbert, Jones and Greenwich Streets love this facility. It's always busy, well-maintained and well-used by this community.

There's nary an alternative, either. The nearest facility is a good distance from this vital hub of the community here in North Beach/Russian Hill. I wish I could be at the hearing, as I have an appointment at about that time, but I do support any effort to keep this laundromat open and functioning. While I can appreciate the need for affordable housing, please don't compromise one thing

to allow another, and especially when it comes to this well used and well loved facility.

Thank you for your time & be safe and well!

Mary Anne Kirkwood
1031 Greenwich St. #1
SFCA 94133

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Save the Laundromat-Tons of Bubbles
Date: Friday, July 24, 2020 5:48:29 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: MONICA MIETHKE <evers2355@comcast.net>
Date: Friday, July 24, 2020 at 12:37 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>
Subject: Save the Laundromat-Tons of Bubbles

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

Dear Jonas Ionin,

Please do everything in your power to keep the laundromat "Tons of Bubbles" at the corner of Jones and Filbert St. open. I am 81 years old, do not drive and this is the only place near my rental apartment that I am able to walk to. This laundromat is well run, clean, and a friendly place to do my weekly laundry. As a matter of fact, it is essential to my well-being.

I appreciate your help and thank you for your effort.

Monika Miethke
2355 Jones St. Apt.2
San Francisco, CA .94133
cell: 415-361-1147

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: SAVE Tons of Bubbles Laundromat!
Date: Friday, July 24, 2020 5:48:52 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Raquel Scalon <raquelsfyoga@gmail.com>
Date: Friday, July 24, 2020 at 11:37 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: SAVE Tons of Bubbles Laundromat!

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

Dear Mr. Ionin,

The owner of Tons of Bubbles Deanna Fusch has mentioned to us customers there's a possibility of the laundromat located on 998 Filbert Street being shut down in the near future.

There are no other laundromats close by and I always see a lot of customers using the facility.

Please take the customer's requests into consideration before making any decisions. This is a very important, essential business and the whole Russian Hill community benefits from having **a fully functioning, clean laundromat** close to their homes.

Tons of Bubbles is under excellent and responsive management, it'd be a shame see it shut down.

Thank you for considering our resident's request.

Raquel Scaon Fernandes
(1859 Mason Street)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Save Tons of Bubbles Laundromat: 998 Filbert St., SF, CA 94133
Date: Friday, July 24, 2020 5:49:11 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Pauline Lee <p52lee@aol.com>
Reply-To: Pauline Lee <p52lee@aol.com>
Date: Friday, July 24, 2020 at 11:22 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Cc: "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>
Subject: Save Tons of Bubbles Laundromat: 998 Filbert St., SF, CA 94133

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07-24-2020
Secretary To Planning Commission
Jonas Ionin

This email is in support of saving the **essential business**: Tons of Bubbles Laundromat at 998 Filbert St., San Francisco, CA 94133. There is a scarcity of operating coin laundromats in this neighborhood and many, many, patrons use this **essential service** which serves this community well!

The laundromat is clean, well serviced--any out of order washers/ dryers promptly serviced, so Kudos to Management! It cannot be stressed enough how much an operating self-service coin laundromat is needed in this neighborhood,--especially for people with no washer/dryers. I see many people not living in near vicinity use this laundry, due to above. As I sometimes do laundry as often as two times a week, this laundromat is a godsend!

This laundromat is open daily, hours of service are more than convenient, & it always busy. This is a testament to 15+ years of a successful business and as such should be granted a Legacy business status!

It seems not many are willing to operate a laundromat business these days which makes for added urgency to this request! Please Save Tons of Bubbles Laundromat, 998 Filbert St., SF, CA 94133. It is a gem!

Thank you.
P. Lee
860 Greenwich St., SF, CA 94133

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: tons of bubbles - filbert
Date: Friday, July 24, 2020 5:49:37 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Tori Kistner <trkistner@gmail.com>
Date: Friday, July 24, 2020 at 11:08 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: tons of bubbles - filbert

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

Hi Mr. Ionin,

I'm a resident on Jones + Filbert and I'm writing to express how much my roommate and I do NOT want tons of bubbles to vacate their space.

There is NO other laundry mat within walking distance of our place unless we want to carry pounds of laundry up and down hills... no thank you!!!

Would love to see this establishment stay in our neighborhood.

All the best,
Tori Kistner

--

Tori Kistner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Tons of Bubbles at 998 Filbert Street
Date: Wednesday, July 29, 2020 9:00:19 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Rachel Kaufman <beberk23@gmail.com>
Date: Tuesday, July 28, 2020 at 8:22 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Deanna Caprini-Fusch <tonsofbubbles@ymail.com>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Subject: Tons of Bubbles at 998 Filbert Street

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

Hi Mr. Jonas,

I'm writing to ask to NOT close Tons of Bubbles in Russian Hill. There are many reasons for keeping this essential business open. It's one of the last wash and dry establishments in the Russian Hill area. Over two years ago, the other laundry establishment near Mason closed. There's a laundromat on Lombard near Trader Joe's but that prospect is quite untenable due to its distance from many homes that border Tons of Bubbles, not to mention all of the hills in between.

In order to do my laundry without Tons of Bubbles, I will have to walk to Union and Hyde schlepping laundry each way. This location is not advantageous with the hills, children in tow, and COVID-19. Also, with the current pandemic in which we are told to social distance, make essential trips, and wear face masks, the closing of the yet another laundromat in our area compounds and potentially accelerates the virus due to greater usage of neighboring locations that will inevitably have to be utilized.

My perspective is not unique. I don't have a car and am a single parent. And although my son is now old enough to be left on his own, I do remember doing laundry at Tons of Bubbles with a baby, a toddler, and an elementary school kid who preferred to stay at home with his things. His birth now grandfathers a few generations of children whose parents also use Tons of Bubbles on a weekly basis and have to gather their kids to "go get the laundry." In my and my son's younger years, I can't

imagine walking to The Lost Sock on Hyde or god forbid Lombard Street and pulling him, the laundry, and me back up to Greenwich and Jones.

Also, and I cannot speak for them, but I have observed repeatedly many other people doing their laundry. These individuals also seem to need Tons of Bubbles as much as I. Although I cannot speak of their vehicular status or conditions at home, it seems to be that most of them walk to and from their homes in order to clean their clothes. I wonder what the closing of Tons of Bubbles will look like for them. I can only speculate it also won't be an easy transition.

Please, Mr. Jonas, you have to recognize that Tons of Bubbles is a necessary business in Russian Hill. It's an institution that will be sorely missed by our community. Keeping Tons of Bubbles open further helps those like me at one time who took it for granted, but now realize how much our community and myself need it. Also, closing Tons of Bubbles can make more people sick with COVID due to less social distancing and lack of cleanliness in frequented areas.

I wish you well and stay safe.

Thank You,
Rachel Kaufman

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Record # 2019-001613DRP: Please save Tons of Bubbles Laundromat - 998 Filbert St
Date: Wednesday, July 29, 2020 4:25:00 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Miranda Yee <mand0203@yahoo.com>
Date: Wednesday, July 29, 2020 at 4:23 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Deanna Caprini-Fusch <tonsofbubbles@ymail.com>
Subject: Record # 2019-001613DRP: Please save Tons of Bubbles Laundromat - 998 Filbert St

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

My name is Miranda Yee, and I am writing of behalf of my 83 year old father. He has lived on 960 Filbert Street and has used the laundromat located at 998 Filbert for 40+ years. This laundromat is an absolute essential business for him, as the building he is in does not provide him any washer/dryer.

The next closest laundromat, Missing Sock on Hyde Street, is up 2 very steep blocks. This uphill walk is already difficult for most people not carrying laundry, and definitely not walkable for my father or any other senior citizen. My father, like many residents in the area, does not have a car and relies on walking or public transportation to get around.

Tons of Bubbles is a reliable laundromat, providing an essential service to my father and all the other neighbors. I hope the city and landlord will reconsider removing this essential business from the community.

Thank you.
Miranda Yee

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Please don't close Tons of Bubbles.
Date: Monday, August 03, 2020 8:55:07 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: tyler zhang <zhangtyler9@gmail.com>
Date: Sunday, August 2, 2020 at 6:05 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Cc: "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>
Subject: Please don't close Tons of Bubbles.

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

Please, I need to wash my clothes.
-A concerned citizen

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Save Tons of Bubbles Laundromat 998 Filbert street
Date: Monday, August 03, 2020 8:55:35 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Chris Wightman <cwightma@gmail.com>
Date: Sunday, August 2, 2020 at 2:09 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, Deanna Caprini-Fusch <tonsofbubbles@ymail.com>, Nicole Cusick <encusick@gmail.com>, Adriena Badal <drina.bc@gmail.com>
Subject: Save Tons of Bubbles Laundromat 998 Filbert street

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

Dear Secretary Commissioner Ionin,

I am very fortunate to have Tons of Bubbles on 998 Filbert Street near my apartment in North Beach. I have been a patron for several years because the building in which I live does not have its own laundry. Many of my neighbors on Filbert also have no access to laundry beyond Tons of Bubbles. I have nothing but praise for the upkeep and maintenance of this laundromat. Recently, I noticed that this establishment is under threat of forced closure to make way for a new ADU apartment unit. Myself, the tenants in my building, and the neighbors in our neighborhood have become very concerned about the impact that a closure of Tons of Bubble would have on our daily lives. If you relied on a laundromat near your home to clean your clothes I am sure that you would share this same concern.

Too many local businesses like this are already shutting down in North Beach due to COVID-19. Another laundromat on Filbert and Mason recently closed and has been unable to reopen, likely due to COVID-19. Tons of Bubbles is an essential business that has been able to weather the difficulties caused by COVID-19. There is no reasons to close it down just to construct 1 additional apartment unit. There is already a glut of available units in North Beach due to many residents moving out of

San Francisco. 1 additional apartment unit is not worth shutting down a local laundromat business that improves the lives of hundreds of local residents. If Tons of Bubbles is shut down, many residents will have to carry their laundry down the steep Union street or Filbert street to another establishment, inconveniencing some but possibly making it impossible for mobility impaired or elderly residents to do their own laundry.

I ask that you support the protection of this establishment from closure. This is a very small price to invest in supporting the self-sufficiency of the community. All resident should have access to basic services like this to keep their clothing clean. I believe that in protecting Tons of Bubbles you will impact the lives of many residents of North Beach and Russian Hill.

Sincerely,
Christopher Wightman

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Notice of Public Hearing for 2100-2102 Jones St./998 Filbert St. Record # 2019-001613DRP
Date: Tuesday, September 01, 2020 9:34:03 AM

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org <<http://www.sfplanning.org>>
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are available via e-mail <<https://sfplanning.org/staff-directory>>, and the Commissions are convening remotely. Find more information on our services here <<https://sfplanning.org/covid-19>>.

On 8/31/20, 4:31 PM, "nancy caten" <ncat@flash.net> wrote:

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

Dear Mr. Ionin,

Regarding the Public Hearing for 2100-2102 Jones Street/998 Filbert Street. Record # 2019-001613DRP

My name is Nancy Caten. I live next door to Tons Of Bubbles at 986 Filbert St. and have lived here for as long as the laundromat has existed. Tons of Bubbles has been a great neighbor and I definitely consider it an essential service for the neighborhood. This area has many renters that are not allowed to have washer/dryers in their apartments. A reliable laundromat that is close by and walkable is an absolute necessity, especially for any elderly residents. There are no other nearby alternatives to TOB. If it closes it would insure a definite hardship on our community.

PLEASE DO NOT ALLOW TONS OF BUBBLES TO BE CLOSED.

Sincerely,
Nancy Caten

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Tons of Bubbles Laundromat
Date: Thursday, August 27, 2020 12:17:23 PM

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are [available via e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).

From: Nadim Kawwa <nadimkawwa91@gmail.com>
Date: Thursday, August 27, 2020 at 11:14 AM
To: "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "tonsofbubbles@ymail.com" <tonsofbubbles@ymail.com>
Subject: Tons of Bubbles Laundromat

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

Hello Jonas and Aaron!

I am writing you this letter in order to express my concern regarding the conversion of the Tons Of Bubbles Laundromat on 998 Filbert into a residential unit. There is a dire lack of laundromats in the Russian Hill area and Tons of Bubble is certainly an essential business.

I understand that there is a need for more housing in the city. However, replacing this business means eliminating access to an essential service for the surrounding communities. It is worth noting that many of us do not have the means to afford a car to access laundromats further away, nor can we afford expensive laundry delivery services. Therefore, eliminating this essential business would do more harm than good.

I am therefore hoping that you reconsider your plans for the laundromat and keep it as it is. I appreciate your understanding and look forward to hearing from you.

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **998 and 990 Filbert St. San Francisco**

Zip Code: **94133**

Building Permit Application(s): **202001272820**

Record Number: **2019-001613DRP**

Assigned Planner: **Mathew Chandler**

Project Sponsor

Name: **Kris O'Connor**

Phone: **(415) 302-6288**

Email: **korgeneral@comcast.net**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	8	10
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	0
Bedrooms	8	10
Height	40	40
Building Depth	64	64
Rental Value (monthly)	17,480.00	22,400.00
Property Value	4,800,000	5,100,000

I attest that the above information is true to the best of my knowledge.

Signature: <i>Kris O'Connor</i>	Date: 7/6/20
Printed Name: Kris O'Connor	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

RESPONSE TO DISCRETIONARY REVIEW (DRP)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your project should be approved.

I. ECONOMICS. Per the City's mandate, seismic retrofitting for 2100/2102 Jones St.-998/990 Filbert Street will begin on September 15, 2020. The costliest portion of this work is to be done at the site of the laundromat and 990 Filbert. The interior of the laundromat and 990 Filbert will be completely demolished to install steel frames and upgrades to comply with the City's codes. Based on the current rents of these two sites, the owners will never be able to recoup these construction costs in twenty years. Because of this economic reality, the best use for these sites is the ADU conversion. On March 2, 2019, LITE approved our ADU conversion (see attached), conformity of use and compatibility with the neighborhood setting.

II. EXPIRATION OF LEASE TERM. It is important to note that on May 27, 2020 Ms. Fusch was given notice that her lease would not be renewed and that she must vacate premises by July 31, 2020. (see attached letters from attorney) Requester was fully aware of lease expiration and is taking advantage of the Covid-19 pandemic to stall our progress and maintain her business.

III. OTHER LAUNDROMATS IN THE AREA. Contrary to Requester's argument regarding a paucity of laundromats in the Russian Hill Area, "Missing Sock" another laundromat is in fact .3 miles from 998 Filbert Street. Additionally, given the notices owners have received from the SF Water, Power and Sewer regarding nonpayment of Requester's utility bills (see attached) there does not seem to be the source of income that Requester expects this neighborhood to generate.

IV. SAFETY. This laundromat attracts transients. Complaints have been received by owners that on numerous occasions transients are sleeping on 2100 entry and that human feces had to be cleaned up. It should also be noted that on June 28, 2019 we were made aware by Requester that over the years there have been multiple incidents of attempted and actual break-ins to her office. It is only a matter of time until someone gets assaulted outside our building and we will be forced into a lawsuit. Another concern of ours is the issue of lint build-up. Requester had to be consistently reminded to have the ducts cleaned of lint as agreed. In not doing this in a timely matter posed a fire danger to the building. The build-up of lint at the roof drains also posed a danger of the roof collapsing (See attached).

Furthermore to accommodate the tenants living in 2100/2102 Jones Street, the owners at their expense are installing two washers and two dryers. They are also installing one washer and one dryer at 2120 Jones Street. In light of the Covid-19 pandemic, these laundry rooms are safer for our 28 tenants because it reduces their exposure to the public and vice versa. Owners will also furnish hand sanitizer and disinfectant on site.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing our application with the city.

None, It is a business and safety decision to no longer have any commercial spaces, including the laundromat located at 998 Filbert Street.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making changes requested by the DR requester.

Our project was okayed by LITE on March 4, 2019, both on issues of neighborhood conformity and use. Our residential tenants are not being disadvantaged because they will have their own laundry facilities. Furthermore, with a laundromat only .3 miles from 998 Filbert, the current customers of "Tons of Bubbles" will not be displaced.

PATRICK J. McNEIL
A PROFESSIONAL CORPORATION
MARK J. RICE
A PROFESSIONAL CORPORATION
NEIL W. WILEY

LAW OFFICES
OF
McNEIL, SILVEIRA, RICE & WILEY
AN ASSOCIATION INCLUDING PROFESSIONAL CORPORATIONS
55 PROFESSIONAL CENTER PARKWAY, SUITE A
SAN RAFAEL, CALIFORNIA 94903
T-(415) 472-3434 F-(415) 472-1298
WWW.MSRWLAW.COM

RONALD A. SILVEIRA
1948-2000

May 27, 2020

VIA CERTIFIED & REGULAR MAIL

Ms. Deanna Fusch
61 La Campana Road
Orinda, CA 94563

Re: Lease Renewal Option: 998 Filbert Street, San Francisco

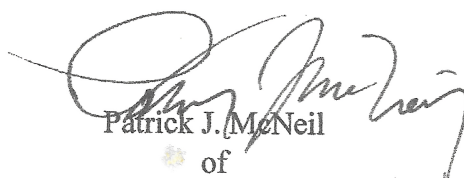
Dear Ms. Fusch,

As counsel to the trustees of the John Baroni, Carlo Ginocchio and Rose Marie Rugani Trusts (collectively the "Landlords"), please be advised that pursuant to paragraph 23 of the Commercial Lease dated July 28, 2005 and Lease Addendum (together the "Lease") entered into between you and the Landlords for the rental of the 998 Filbert Street, San Francisco (the "Premises"), since you did not timely exercise your renewal option to extend the Lease before the expiration of sixty (60) days prior to the end of the lease term, May 31, 2020, the Landlords will not be renewing your Lease and have decided to convert this space to two accessory dwelling units so the space will no longer be used commercially.

Please vacate the premises no later than July 31, 2020. At the time of vacating the Premises, please remove all equipment and removable fixtures.

Upon the surrender of the premises on or before July 31, 2020, your security deposit of Nine Hundred Dollars (\$900.00) will be returned to you, provided the Premises are left in good and clean condition.

Very truly yours,



Patrick J. McNeil
of

McNeil, Silveira, Rice & Wiley

cc: Trustee, 1987 Baroni Revocable Trust
Trustee, The Carlo Ginocchio and
Mary Ginocchio Revocable Trust
Trustee, The Rugani 1990 Family Trust

LAW OFFICES

OF

MCNEIL, SILVEIRA, RICE & WILEY

AN ASSOCIATION INCLUDING PROFESSIONAL CORPORATIONS

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PATRICK J. McNEIL
A PROFESSIONAL CORPORATION
MARK J. RICE
A PROFESSIONAL CORPORATION
NEIL W. WILEY

RONALD A. SILVEIRA
1948-2000

June 10, 2020

VIA FED EX

Ms. Deanna Fusch
61 La Campana Road
Orinda, CA 94563

Re: Lease Termination: 998 Filbert Street, San Francisco

Dear Ms. Fusch,

Further to our letter to you dated May 27, 2020 sent via certified mail, your option to renew your lease was exercised in 2015 under the addendum dated July 28, 2005, a copy of which is enclosed. Accordingly your lease terminated May 31, 2020 with no further option.

Please vacate the premises no later than July 31, 2020. At the time of vacating the Premises, please remove all equipment and removable fixtures.

Upon the surrender of the premises on or before July 31, 2020, your security deposit of Nine Hundred Dollars (\$900.00) will be returned to you, provided the Premises are left in good and clean condition.

Very truly yours,



Patrick J. McNeil

of

McNeil, Silveira, Rice & Wiley

cc: Trustee, 1987 Baroni Revocable Trust
Trustee, The Carlo Ginocchino and
Mary Ginocchino Revocable Trust
Trustee, The Rugani 1990 Family Trust



laundromat russianhill



Rating ▾

Hours ▾

Showing results for laundromat *russian hill*

Search instead for laundromat russianhill

⚠ Hours or services may differ

Polk Street Cleaners & Laundry

3.8 (6) · Laundromat
2341 Polk St
Open · Closes 7PM · (415) 673-5364

DIRECTIONS

Missing Sock Laundry

3.4 (13) · Laundromat
1956-1958 Hyde St
Open · Closes 11PM · (650) 255-2260

DIRECTIONS

Lem's Laundry

4.3 (7) · Laundromat
1733 Leavenworth St
Open · Closes 9PM

DIRECTIONS

Tons Of Bubbles Laundromat

5.0 (7) · Laundromat
998 Filbert St
Open · Closes 10PM



WEBSITE

DIRECTIONS

Laundrette

1.0 (3) · Laundromat
2344 Van Ness Ave

DIRECTIONS

Wash Launderette Dry

3.1 (9) · Laundromat
2350 Van Ness Ave
Open · Closes 9PM · (415) 922-0178

DIRECTIONS

Rita's Launderette & Cleaners

4.2 (5) · Laundromat
741 Union St
Open · Closes 6:30PM · (415) 397-1046

DIRECTIONS

Clean-X-Press

2.5 (6) · Laundromat
1601 Powell St
Open · Closes 10PM · (415) 788-1323

DIRECTIONS

Tower Laundromat

4.7 (13) · Laundromat
1800 Stockton St
Open · Closes 7PM · (415) 421-2021

DIRECTIONS

Laundromat

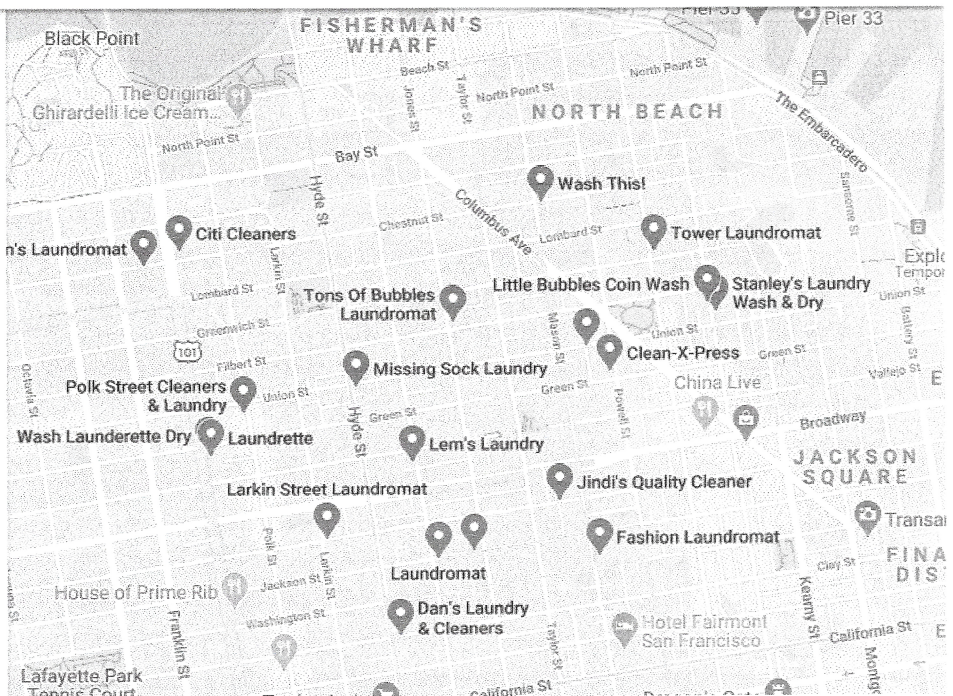
4.3 (3) · Laundromat
1281 Jackson St
Open · Closes 10PM

DIRECTIONS

Little Bubbles Coin Wash

4.1 (13) · Laundromat

DIRECTIONS



From: KRIS O'CONNOR <korgeneral@comcast.net>
Sent: Monday, March 11, 2019 1:52 PM
To: Chandler, Mathew (CPC) <mathew.chandler@sfgov.org>
Subject: RE: 2100 Jones/ 990-998 Filbert

Mathew

I am filling out screening form and have question about needing to post notice at 990 and 998 Filbert. Since units are non conforming commercial spaces I don't see that there is a need to post. Let me know your thoughts.

Thanks Kris

On March 4, 2019 at 11:09 AM "Chandler, Mathew (CPC)" <mathew.chandler@sfgov.org> wrote:

Kris-

This item was reviewed at our Policy LITE meeting today. The Department is okay with the conversion of both commercial spaces to dwelling units.

Though the commercial spaces are Limited Commercial Uses (LCUs) the conversion to ADUs would be a more conforming use. I will update our records to reflect this review, feel free to continue with filing a permit for the ADUs.

Mathew Chandler, Planner
Flex Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9048 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Chandler, Mathew (CPC)
Sent: Monday, February 11, 2019 10:08 AM
To: 'KRIS O'CONNOR' <korgeneral@comcast.net>
Subject: RE: 2100 Jones/ 990-998 Filbert

Hi Kris,

I was able to review this project with my supervisor on Friday, this item will require internal review with additional upper level staff. The specific date and time of this meeting is TBD- I will update you as soon as possible. Feel free to reach out in the near future for an update.

Thanks,

Mathew Chandler, Planner
Flex Team, Current Planning Division

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

Arlene e-mails.

From: Deanna Caprini <deannacaprini@yahoo.com>
Sent: Wednesday, November 14, 2018 10:52:01 AM
To: Arlene Baroni
Subject: Re: Water Bill for 998 Filbert Street

Yes, this has been paid. No need to worry. Sorry about that, this bill got lost within all my bills and I just saw it last night and paid it.

Thank you

Deanna Caprini Fusch
Sent from my fancy iPhone

On Nov 14, 2018, at 8:58 AM, Arlene Baroni <arlyb@msn.com> wrote:

Deanna,

We received a bill from the San Francisco Water, Power and Sewer that the water bill for the laundromat is overdue by \$859.54. Has this been paid? If not, this needs to be paid by November 27, 2018 or the city will put a lien on the property, which is not acceptable.

Please send us proof when this is paid.

Thank you,

Arlene Baroni

Sent from Mail for Windows 10

RE: Water Bill for 998 Filbert Street

From: Arlene Baroni (arlyb@msn.com)

To: deannacaprini@yahoo.com

Cc: michaelbaroni@yahoo.com; jamaoc@comcast.net; rbenedetti94066@yahoo.com; sandra246@virgilio.it

Date: Thursday, December 13, 2018, 01:45 PM PST

Deanna,

We have received another bill from the San Francisco Water, Power and Sewer that the water bill for the laundromat is overdue by \$863.83. This is two months in a row and is becoming an issue. The water bill needs to be paid before December 26, 2018 or the city will put a lien on the property, which is again not acceptable. We will also need to have verification that the bill has been paid and received by the San Francisco Water, Power, and Sewer Department.

Thank you,

Arlene Baroni

Sent from Mail for Windows 10

From: Deanna Caprini <deannacaprini@yahoo.com>

Sent: Wednesday, November 14, 2018 2:22:24 PM

To: Arlene Baroni

Subject: Re: Water Bill for 998 Filbert Street

Of course.

Sorry for the concern. I thought it was paid long ago- until I saw it lodged in my file drawer. I immediately called yesterday and made payment.

Happy thanksgiving to your family. How is you r dad doing?

Deanna Caprini Fusch

Sent from my fancy iPhone

On Nov 14, 2018, at 12:39 PM, Arlene Baroni <arlyb@msn.com> wrote:

Thank you.

Sent from Mail for Windows 10



San Francisco
**Water
Power
Sewer**

SAN FRANCISCO WATER, POWER AND SEWER

Services of the San Francisco Public Utilities Commission

Payment Remittance Address

P.O. Box 7369
San Francisco, CA 94120-7369

Website Address

www.sfwater.org

Questions?

Please call us at 415-551-3000

Account Number

4764600000

Service Address

998 Filbert St

Customer Name:

Tons Of Bubbles LLC

Bill Date: 11/08/2018

Payment Due Date: 11/27/2018

Total Past Due Amount: \$859.54

Reminder Notice to Commercial Property Owner

This is a reminder notice that customer of record's (commercial tenant's) account is past due. To avoid an assessment of a Lien against the real property, the balance of \$859.54 must be paid by 11/27/2018.

Under the San Francisco Municipal Code, a property owner is responsible for charges of water and wastewater service supplied to a property. In an effort to assist property owners of Commercial Accounts in limiting Liens placed against property due to non-payment of water, utility tax and wastewater service charges incurred by a tenant, effective March 26, 1996 the San Francisco Public Utilities Commission may initiate termination of water service to Commercial property per the written request of property owners and subject to the following guidelines:

1. The water service is for a non-residential account and excludes schools, health care facilities, child care facilities, hotels, and accounts that include any mixed commercial and residential use.
2. The tenant is the customer of record.
3. The Department shall give the customer of record (tenant) the opportunity to make payment on the delinquent account at least until the scheduled Lien Hearing has been completed but recordation of the Lien has not occurred.
4. The established shutoff procedure shall be followed, although the department shall have the right to inform the customer in writing in advance prior to the posting of a 48 hour notice on the premises.
5. This policy will not in any way stop the Lien process if, after the shut off process, the customer of record (tenant) fails to make full payment.

In addition, the Department has the option to make a payment plan arrangement with the customer and bill the customer a deposit charge if there is not sufficient deposit on the account. This policy will not in any way stop the Lien process if after the shut-off process the customer of record (tenant) fails to make full payment.

Property owners who want to request termination of water service on tenant occupied commercial property due to non-payment of water, utility tax and wastewater service charges should address written request to : San Francisco Water, Power and Sewer, Customer Account Section, Attn: Collection and Liens Unit, 525 Golden Gate Av., 2nd Floor, San Francisco, CA 94102.

Note: This request does not relieve the property owner of this responsibility and does not prevent or delay Lien processing. Acceptance of this request does not imply that the water service will be disconnected. It will be subject to the review and approval of San Francisco Water, Power and Sewer.

If payment has been made since the date of this notice, thank you for your payment and please disregard this notice.



San Francisco
**Water
Power
Sewer**

SAN FRANCISCO WATER, POWER AND SEWER

Services of the San Francisco Public Utilities Commission

Payment Remittance Address

P.O. Box 7369
San Francisco, CA 94120-7369

Website Address

www.sfwater.org

Questions?

Please call us at 415-551-3000

Account Number

4764600000

Service Address

998 Filbert St

Customer Name:

Tons Of Bubbles LLC

Bill Date: 12/07/2018

Payment Due Date: 12/26/2018

Total Past Due Amount: \$863.83

Reminder Notice to Commercial Property Owner

This is a reminder notice that customer of record's (commercial tenant's) account is past due. To avoid an assessment of a Lien against the real property, the balance of \$863.83 must be paid by 12/26/2018.

Under the San Francisco Municipal Code, a property owner is responsible for charges of water and wastewater service supplied to a property. In an effort to assist property owners of Commercial Accounts in limiting Liens placed against property due to non-payment of water, utility tax and wastewater service charges incurred by a tenant, effective March 26, 1996 the San Francisco Public Utilities Commission may initiate termination of water service to Commercial property per the written request of property owners and subject to the following guidelines:

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If payment has been made since the date of this notice, thank you for your payment and please disregard this notice.



San Francisco
**Water
Power
Sewer**

SAN FRANCISCO WATER, POWER AND SEWER

Services of the San Francisco Public Utilities Commission

Payment Remittance Address

P.O. Box 7369
San Francisco, CA 94120-7369

Website Address

www.sfwater.org

Questions?

Please call us at 415-551-3000

Account Number

4764600000

Service Address

998 Filbert St

Customer Name:

Tons Of Bubbles LLC

Bill Date: 11/06/2019

Payment Due Date: 11/25/2019

Total Past Due Amount: \$1,231.83

Reminder Notice to Commercial Property Owner

This is a reminder notice that customer of record's (commercial tenant's) account is past due. To avoid an assessment of a Lien against the real property, the balance of \$1,231.83 must be paid by 11/25/2019.

Under the San Francisco Municipal Code, a property owner is responsible for charges of water and wastewater service supplied to a property. In an effort to assist property owners of Commercial Accounts in limiting Liens placed against property due to non-payment of water, utility tax and wastewater service charges incurred by a tenant, effective March 26, 1996 the San Francisco Public Utilities Commission may initiate termination of water service to Commercial property per the written request of property owners and subject to the following guidelines:

1. The water service is for a non-residential account and excludes schools, health care facilities, child care facilities, hotels, and accounts that include any mixed commercial and residential use.
2. The tenant is the customer of record.
3. The Department shall give the customer of record (tenant) the opportunity to make payment on the delinquent account at least until the scheduled Lien Hearing has been completed but recordation of the Lien has not occurred.
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Note: This request does not relieve the property owner of this responsibility and does not prevent or delay Lien processing. Acceptance of this request does not imply that the water service will be disconnected. It will be subject to the review and approval of San Francisco Water, Power and Sewer.

If payment has been made since the date of this notice, thank you for your payment and please disregard this notice.



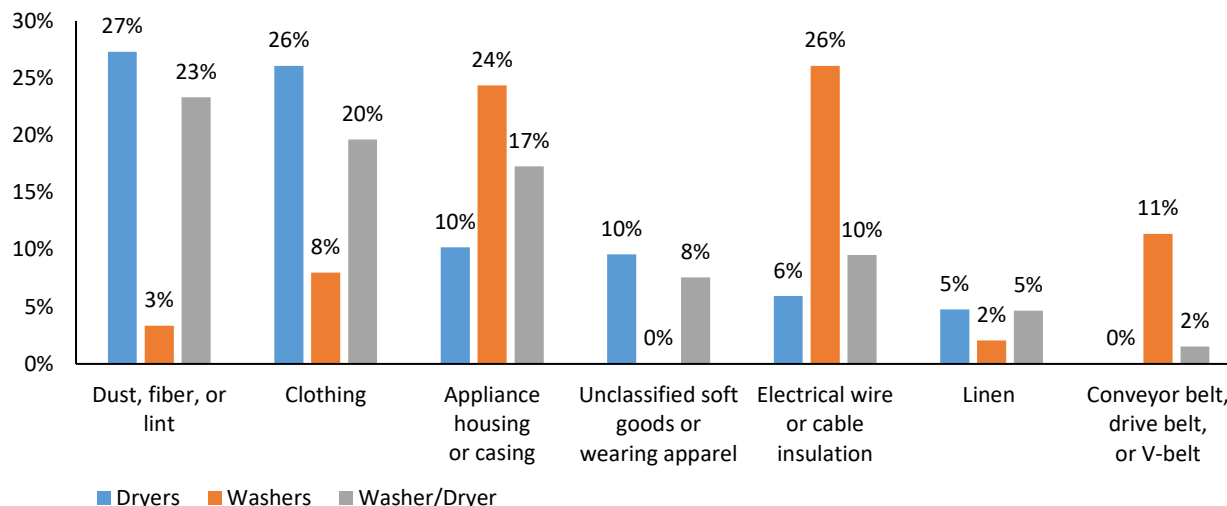
FACT SHEET » RESEARCH

Home Fires Involving Clothes Dryers and Washing Machines

In 2010–2014, U.S. municipal fire departments responded to an estimated 15,970 home fires involving clothes dryers or washing machines each year.* These fires resulted in annual losses estimated at:

- ▶ 13 civilian deaths
- ▶ 440 civilian injuries
- ▶ and \$238 million in direct property damage

**Home Fires Involving Washers and Dryers, by Factor Contributing to Ignition
2010–2014 Annual Averages**



Source: NFIRS 5.0 and NFPA fire experience survey.

In 2010–2014:

- ▶ The leading items first ignited in clothes dryer fires were dust, fiber, or lint (27%) and clothing (26%). In washing machine fires, the leading items first ignited were electrical wire or cable insulation (26%) and appliance housing or casing (24%).
- ▶ Most of these home fires involved clothes dryers (92%).
- ▶ The leading cause (31%) of home clothes dryer and washer fires was failure to clean.

*Homes are dwellings, duplexes, manufactured homes, apartments, townhouses, rowhouses, and condominiums.

Source: NFPA Research: www.nfpa.org/research
Contact information: 617-984-7451 or research@nfpa.org



NATIONAL FIRE PROTECTION ASSOCIATION
The leading information and knowledge resource on fire, electrical and related hazards

This information is provided to help advance fire safety. It does not represent the official position of the NFPA or its Technical Committees. The NFPA disclaims liability for any personal injury, property, or other damages of any nature whatsoever resulting from the use of this information.

Dryer Fire Safety

In the News

A nighttime fire at a day spa caused fire, smoke, and water damage forcing the facility's closure. Thirty-six firefighters from three stations fought to contain the blaze for over two hours. Fire officials attributed this fire to a commercial dryer used to dry towels over night. The damage from the fire was primarily contained within the laundry room, but the smoke and water damage affected the entire facility.

Statistics

Dryer fires are responsible for a significant number of damages, injuries, and deaths every year. There are approximately 15,600 structure fires, 400 injuries, and 15 deaths reported annually as a result of dryer fires. According to the United States Fire Administration, every year clothes dryer fires account for over \$100 million in losses. Also, dryer fires involving commercial dryers have a 78% higher injury rate than residential dryer fires.

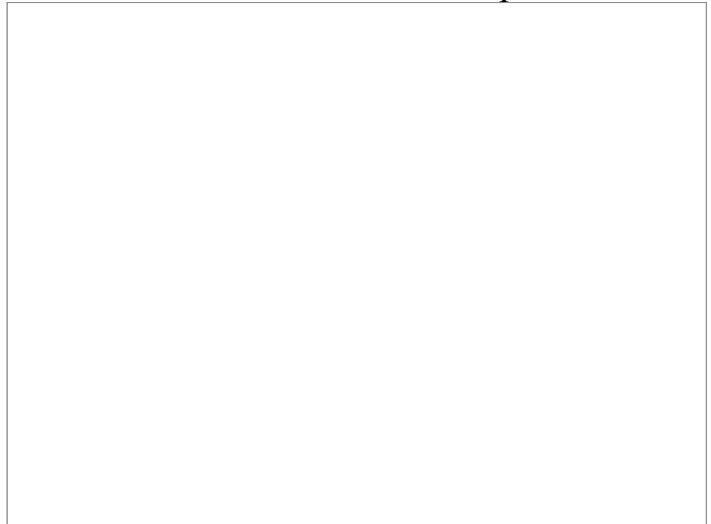
Lint Traps and Dryer Fires

A majority of dryer fires occur as a result of highly flammable lint getting caught in the dryer's vent and becoming heated to the point of ignition. Most dryers come with lint traps or filters designed to capture the lint. These filters, however, fail to capture all of the lint, yet the assumption remains that emptying the filter regularly is enough to protect a dryer. This assumption accounts for half of all dryer fires, since they typically start from within lint traps.

Proper Lint Trap Cleaning & Dryer Maintenance

The following cleaning and maintenance suggestions will help prevent dryer fires.

- Clean and empty lint out of the exhaust pipe and the rear of the dryer after every use.
- After cleaning the lint filter, check closely for tears and rips. Replace damaged lint traps immediately.



- Never put any synthetic substances such as plastics, foams, rubber, or any pieces of cloth that may have been used to clean any potentially flammable or combustible liquids in the dryer, even if they have been thoroughly washed.
- The dryer exhaust pipe should be as short in length as allowable based on the location of your dryer. It should also be as straight as possible; limited bends allow for unrestricted airflow.
- The American Household Appliance Manufacturers Association (AHAM) recommends the use of rigid aluminum, spiral-wound or steel duct aluminum flex hose. They advise against the use of white vinyl hosing.
- Only run a dryer when someone is on-duty.
- If the dryer is gas-powered, as opposed to electric, have it routinely inspected by a professional to ensure that both the gas line and connection are intact.
- Keeping combustible objects away from the dryer. Objects like boxes, paper, chemicals, or anything else that acts as an accelerant to fires.

Warning Signs that a Dryer May be Damaged

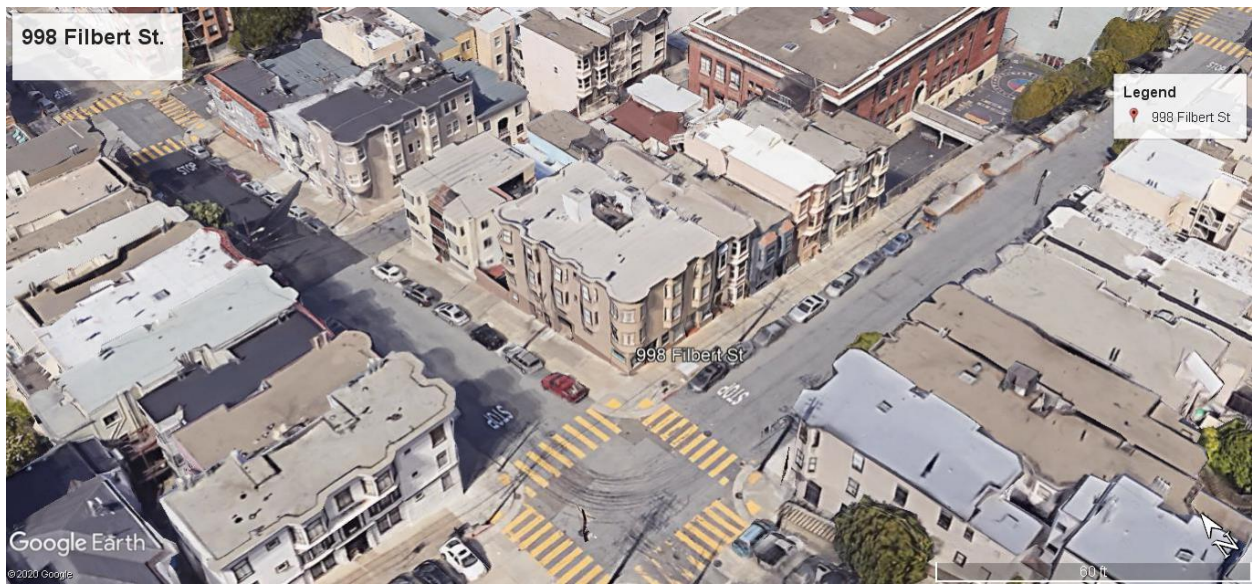
If a dryer is displaying any of the following signs, it needs to be serviced by a technician.

- The dryer is producing heat, but the time it takes to dry clothes takes long and longer.
- When a cycle is finished the clothes are still damp.
- After a cycle is complete the clothes are noticeably hotter than usual.
- The outdoor flapper on vent hood remains closed when the dryer is running.

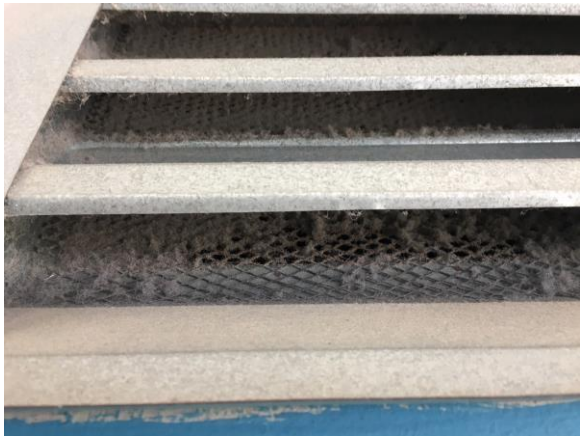
Inspection Frequency

Typically a dryer vent needs cleaning every two to three years. It is recommended that the first vent cleaning for a dryer should be rechecked within a year to determine a reasonable frequency for follow-up cleaning. Several factors should be considered in determining the frequency of inspections.

- 1.How much use does the dryer get? For facilities like salons and spas this is usually high considering the amount of towels washed daily.
- 2.What is the dryer vent like? Longer, curvier vents typically get much more lint trapped in them than short, straight vents.
- 3.The age, model, and type of dryer your facility uses: Full-size, single-unit dryers vent much better than stack dryers. Older units typically vent worse than newer models, so the age is crucial in determining the amount of service a dryer needs.







RE: 2100-2102 Jones Street; 998 Filbert Street BPA# 202001272820



KRIS O'CONNOR <korgeneral@comcast.net>

To Chandler, Mathew (CPC)

Reply

Reply All

Forward



Thu 7/9/2020 12:47 PM



2169 Jones St. before.jpg
7 MB



2169 Jones St. after.jpg
426 KB

Mathew

Here is additional material for my DR Response. These are photos of 2169 Jones St. Note that building circa 1912 with grocery store was torn down and replaced with modern condo.

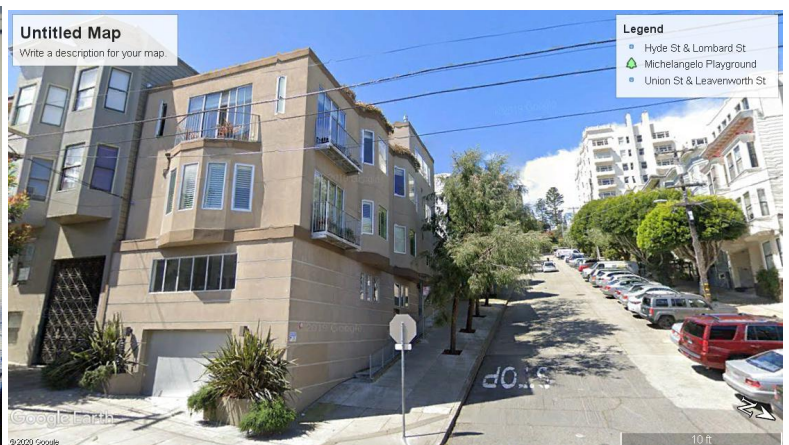
Kris



Below: 2619 Jones Street before



Below: 2619 Jones Street after





SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
2100 Jones St	0092017
Record No.	Building Permit No.
2019-001613PRJ	201808298637

Property Owner's Information

Name:

Mary E Ginocchio Survivors Tr

Address:

45 S KNOLL RD, 0092017, MILL VALLEY, CA 94941

Applicant Information

Name:

O'Connor, Kris

Company/Organization:**Address:**

45 South Knoll Road, 0092017, Mill Valley, CA 94941

Email:

korgeneral@comcast.net

Phone:

41545546289

Billing Contact

Name:

Kris O'Connor

Company/Organization:**Address:**

45 South Knoll Road, 0092017, Mill Valley, CA 94941

Email:

korgeneral@comcast.net

Phone:

41545546289

Related Building Permit

Building Permit Application No:

201808298637

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

Convert two (2) existing commercial spaces (laundry facility and artist studio) to two (2) ADUs at the ground floor of the corner building per ORD 162-16..
DEPT okay with conversion of corner commercial (LCU) to ADU-Reviewed 3/4- Policy LITE.

Project Details:

- | | | |
|-----------------------------------------------------|----------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input checked="" type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |
-

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|--------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input checked="" type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |

Non-Residential:

- | | | |
|--------------------------------------------|------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other: |

General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial GSF	0	0
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	0
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	8	10
Dwelling Units - Total	8	10
Hotel Rooms	0	0
Number of Buildings	0	0
Number of Stories	0	0
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):			
1b. Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Foundation Design Type:		
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
3. Would the project result in any construction over 40 feet in height?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Depth:		
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Area:		
	Amount:		
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Filed By:	File Date:
Victoria Lewis	02/07/2020

Carpentry:

1. Sill plates shall be pressure treated Douglas Fir No. 2 or Hem-Fir No. 2 (see foundation plan).
2. Framing lumber shall be Douglas Fir (D.F.) in the following grades: joist, rim joists, 4x posts and beams, 6x post and beams -- #2 unless otherwise noted on plan; plates and studs over 8' high -- #1; studs up to 8' high -- #2; blocking -- standard. See drawings for special graded lumber.
3. Walls: Bridging of blocking shall be provided for an 8'-0" maximum unbraced length.
4. Joists: Provide full bearing with 2" solid blocking or rim joist at supports.
5. Plywood shall be CD-X except as noted on drawings. Plywood shall conform to U.S. Product Standard PS-1 latest edition and shall bear the grade-trademark of the A.P.A. Nailing at panel edges and over walls and beams is shown on the plan. Minimum field nailing 12" o.c. Glue subfloor P.W. to joists before nailing. Oriented Strand Board (O.S.B.) shall be Grade 2-M-W.
6. Metal connectors shall be by Simpson Company or approved equal. See drawing for exceptions such as KC Metals.
7. Nailing schedule: All members throughout building shall be connected together with nailing listed below unless otherwise noted on drawings. All nails shall be common wire except as noted otherwise. Pre-drill 2/3 diameter if necessary to prevent splitting.

Lumber joist or rafter to all bearing	2-10d toenails e.s. (each side)
Studs to bearing	2-8d toenails e.s.
Blocking between rafters or joist	
a. to joist or rafter, toenail	2-8d e.s., e.e. (each side, each end)
b. to plate or beam	2-16d toenails
c. stud blocking, toenails	2-8d e.e.
d. stud blocking, face nail	2-16d e.e.
multiple studs and double joists	16d @ 12" o.c., 16d @ 6" @ H.D.'s
cross bridging	2-8d e.e. each piece
double top plates	
a. lower plate to top of stud	2-16d end nail
b. upper to lower plate	16d @ 16" o.c. U.O.N. on drawing
c. upper to lower @ 8' min. splice	10d box @ 6" o.c.
corner studs to each other	16d @ 12" o.c. 16d @ 6" @ H.D.'s
sole plate to blocking or joist below decking	16d @ 16" o.c. U.O.N. on plan

8. For framing not called, use conventional light frame construction standards C.B.C. section 2308.

9. Lead holes for lag screws (L.S.) shall have a depth equal to the length of the unthreaded portion. Sub-drill lead hole for threaded portion:

Lag Bolt Diameter	Shank Drill (in.)	Threaded Portion
3/8"	3/8	15/64"
1/2"	1/2	5/16"
5/8"	5/8	13/32"
3/4"	3/4	1/2"
7/8"	7/8	39/64"

SHEETROCK:

Sheetrock shall be nailed to all supports including top and bottom plates with 5d @ 7" o.c.

EGRESS CODE

International Building Code - 2003 and 2006 Section 1009 Emergency Escape and Rescue. 1026.2 Minimum size: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq ft (0.53 m2). Exception: The minimum net clear opening for emergency escape and rescue openings on the ground level at grade is 5.0 sq ft (0.46 m2). 1026.2.1 Minimum dimensions: The minimum net clear opening height dimension shall be 24 inches (610 mm). The net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening. 1026.3 Maximum height from the floor: Emergency escape and rescue opening shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. 1026.4 Operational constraints: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1026.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with section 907.2.10 regardless of the valuation of the alteration.

GENERAL NOTES

All construction shall conform to the following:
 2016 California Building Code
 2016 California Residential Code
 2016 California Electrical Code
 2016 California Mechanical Code
 2016 California Plumbing Code
 2016 California Energy Code
 2016 California Fire Code
 2016 San Francisco Building Code Amendments
 2016 San Francisco Electrical Code Amendments
 2016 San Francisco Mechanical Code Amendments
 2016 San Francisco Plumbing Code Amendments
 2016 San Francisco Green Code Amendments
 2016 San Francisco Housing Code Amendments

Shower Heads and kitchen faucets shall have a maximum flow rate of 1.8 gpm. lavatory faucets shall have a maximum flow rate of 1.2 gpm. per California Energy Commission. Toilets shall be 1.28 gallon per flush. Clear space in front of toilet to be a minimum of 24" deep x 30" wide.

All bathroom hardwired lighting shall be high efficacy and certified by the California Energy Commission. They shall be controlled by a manual on motion sensor that can turn off manually or turn off automatically when no one is present.

Kitchen Lighting
 All hardwired kitchen lighting shall be high efficacy and certified by the California Energy Commission

PROJECT INFORMATION

BLOCK / LOT = 0092/017

TOTAL EXISTING UNITS = 10
 8 APARTMENTS
 2 COMMERCIAL SPACES

TOTAL PROPOSED UNITS = 10 UNITS
 10 APARTMENTS, 0 COMMERCIAL
 TYPE CONSTRUCTION = VB

STORIES = 3

BASEMENT = 1

SPRINKLERS = YES

OWNER: 1987 BARONI REVOCABLE TRUST,
 ET.AL.

OWNER ADDRESS: 69 TERRACE AVE. SAN
 RAFAEL, CA. 94901

OWNERS PHONE: 415-454-6289

CONTRACTOR: T.B.D.

SHEET INDEX

1. GENERAL NOTES AND INFORMATION

2. EXISTING FIRE SPRINKLERS
 990 AND 998 EXISTING FLOOR PLANS
 NEW LAUNDRY AREA

3. NEW FLOOR PLAN

4. EXISTING BASEMENT FLOOR PLAN

5. EXISTING 2ND AND 3RD FLOOR PLAN

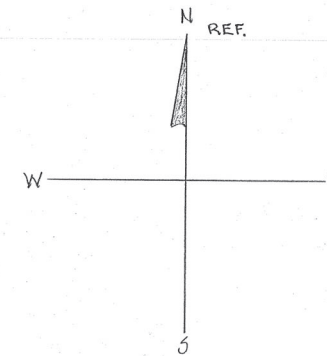
5A EXISTING ELEVATION
 6. EXTERIOR ELEVATIONS

7. ELECTRICAL AND MECHANICAL PLAN,
 SECTIONS AND DETAILS

8. INTERIOR ELEVATIONS, DETAILS

SCOPE OF WORK

CONVERT EXISTING 2 COMMERCIAL
 SPACES TO 2 NEW ACCESSORY UNITS



NOTE:
 MANDATORY SOFT STORY RETROFIT PER SFIBC
 CHAPTER 4D ARE NOT REFLECTED ON PLANS.
 THEY ARE UNDER SEPARATE PERMIT # 201808298637

THE ADDITION OF 2 ADU UNITS QUALIFY UNDER
 ORDINANCE NO 162-16

SPRINKLERS UNDER SEPARATE PERMIT

SITE PLAN N.T.S.

990 FILBERT IS FOR REFERENCE ONLY
 ADDRESS IS TO BE ASSIGNED

REVISIONS	BY

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 69 Terrace Ave, San Rafael Ca
 415-302-6288

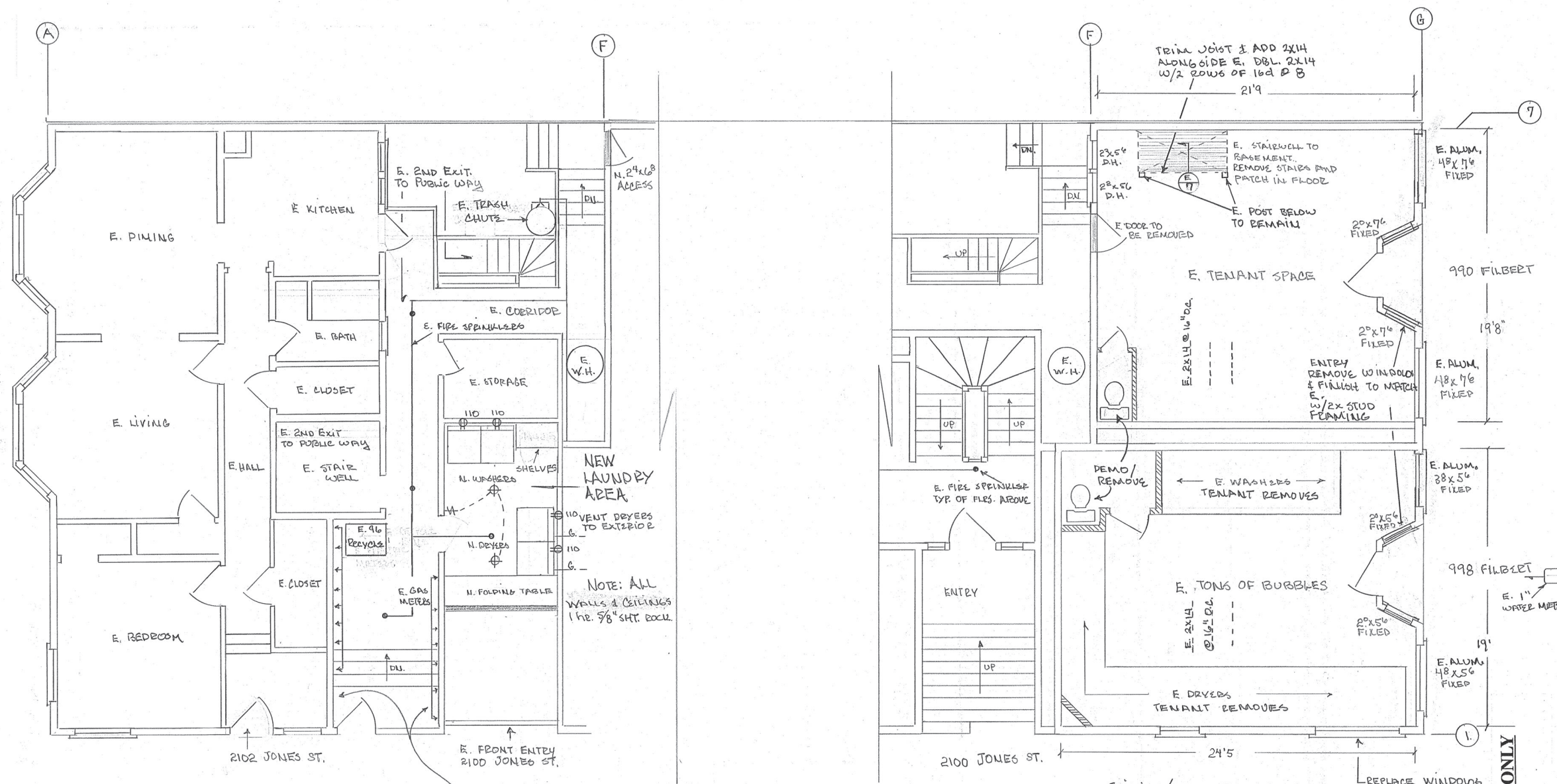
GENERAL NOTES
 AND INFORMATION

PROPOSED CONVERSION OF 990 AND 998
 FILBERT FROM COMMERCIAL SPACE INTO
 MULTI-FAMILY RESIDENTIAL ADU
 PARCEL #0092017

Date	12/15/2019
Scale	A6 NOTED
Drawn	
Job	
Sheet	1
Of	8 Sheets

SITE PLAN N.T.S.

REVISIONS	BY



Note: New Laundry Area is Replacing existing storage Area

REPLACE EXIST LAUNDRY AND GAS METERS PER P.C.E.

EXISTING/DEMO FLOOR PLAN
(UPPER BUILDING LEVEL)

REPLACE WINDOWS ON BOTH STREET FRONTAGES, SEE SHT. 3.

- E. WALLS [Symbol]
- N. WALLS [Symbol]
- REMOVE [Symbol]

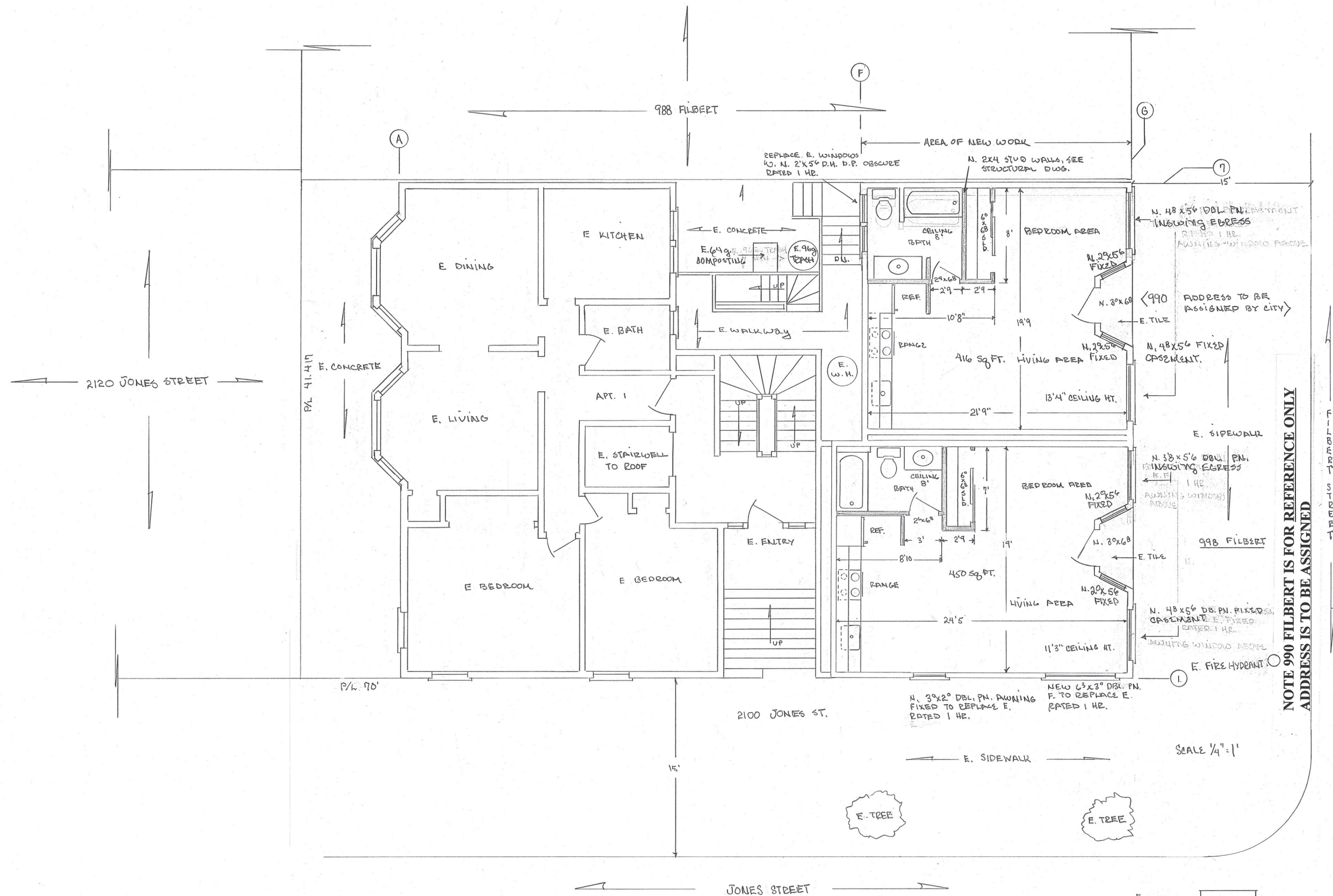
NOTE 990 FILBERT IS FOR REFERENCE ONLY ADDRESS IS TO BE ASSIGNED

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EXISTING F.P.C. DEMO PLAN

PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI-FAMILY RESIDENTIAL ADU
PARCEL # 0092017

Date	
Scale	1/4" = 1'
Drawn	
Job	
Sheet	2
Of	3 Sheets



NOTE 990 FILBERT IS FOR REFERENCE ONLY
ADDRESS IS TO BE ASSIGNED

SCALE 1/4" = 1'

E. WALLS
N. WALLS

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PROPOSED PLAN'S

PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI-FAMILY RESIDENTIAL ADU
PARCEL # 0092017

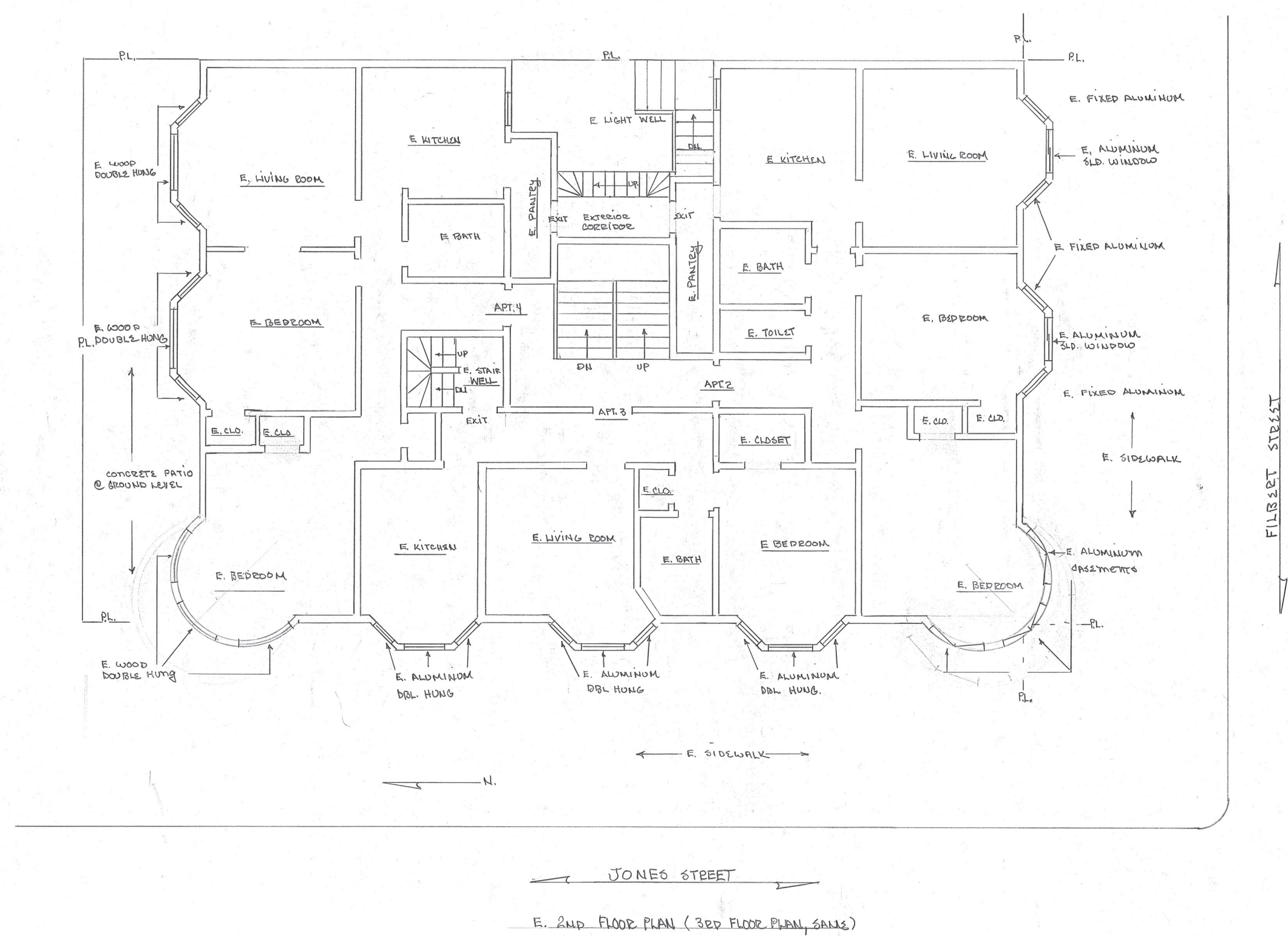
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Job	
Sheet	3
Of	8 Sheets

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PROPOSED CONVERSION OF 990 AND 998
 FILBERT FROM COMMERCIAL SPACE INTO
 MULTI-FAMILY RESIDENTIAL ADU
 PARCEL #0092017

Date	4-27-20
Scale	1/4" = 1'
Drawn	
Job	
Sheet	5
Of	8 Sheets



← JONES STREET →
 ← FILBERT STREET →
 E. 2ND FLOOR PLAN (3RD FLOOR PLAN, SAME)



E. ELEVATION LOOKING EAST



E. ELEVATION LOOKING NORTH

SCALE 1/4" = 1'

REVISIONS	BY

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EXISTING ELEVATION

PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI-FAMILY RESIDENTIAL ADU
PARCEL #0092017

Date
Scale
Drawn
Job
Sheet 57
Of Sheets

REVISIONS	BY

NOTE: ALL NEW REPLACEMENT WINDOWS AT 990 & 998 JONES ST. TO BE WOOD CLAD ALUMINUM ON 2ND & 3RD FLOOR JONES ST. SIDE



ELEVATION LOOKING EAST

NOTE: ALL NEW REPLACEMENT WINDOWS AT 990 & 998 FILBERT TO BE WOOD CLAD ALUMINUM ON 2ND & 3RD FLOOR FILBERT SIDE



ELEVATION LOOKING NORTH

NOTE 990 FILBERT IS FOR REFERENCE ONLY ADDRESS IS TO BE ASSIGNED

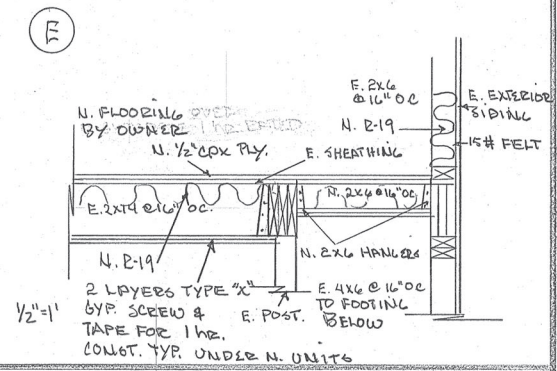
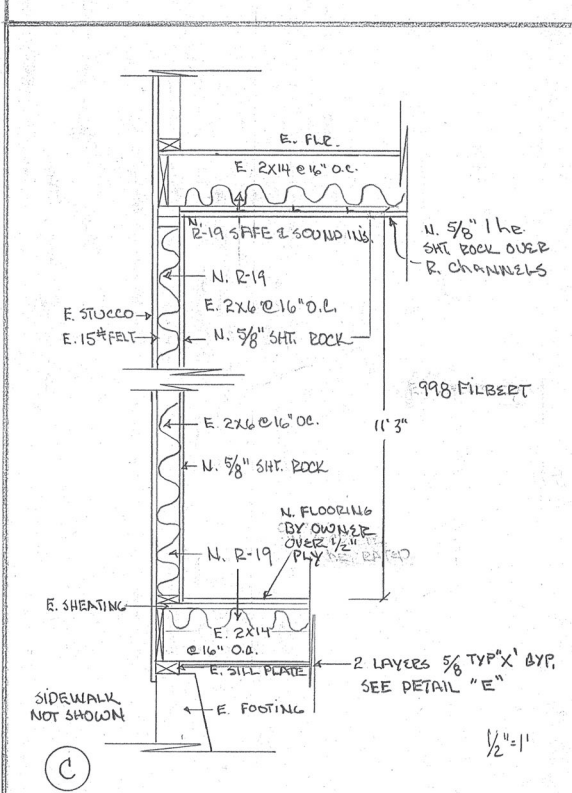
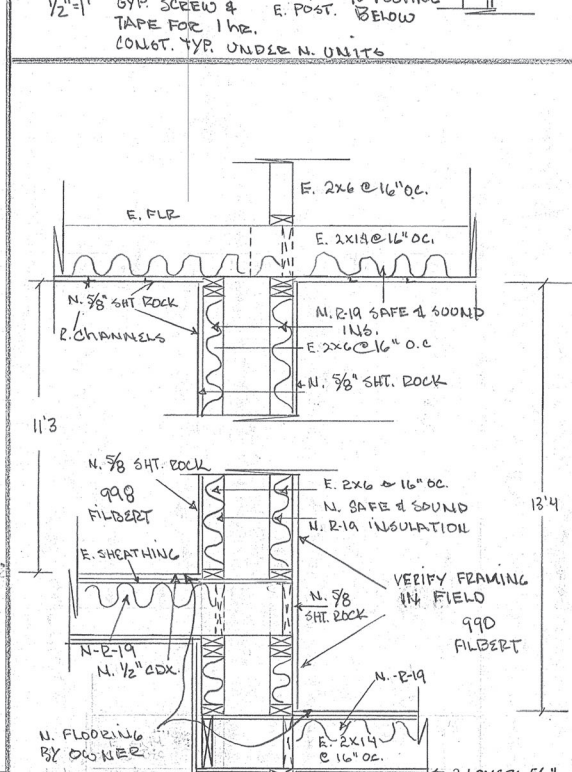
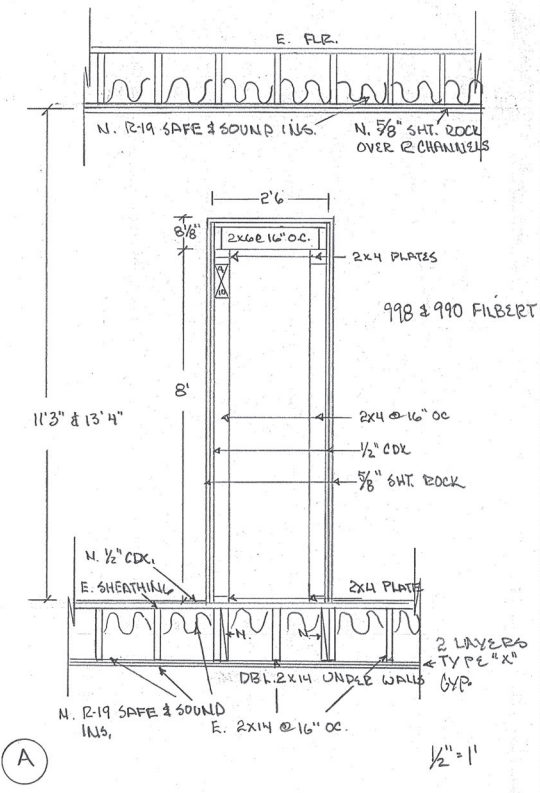
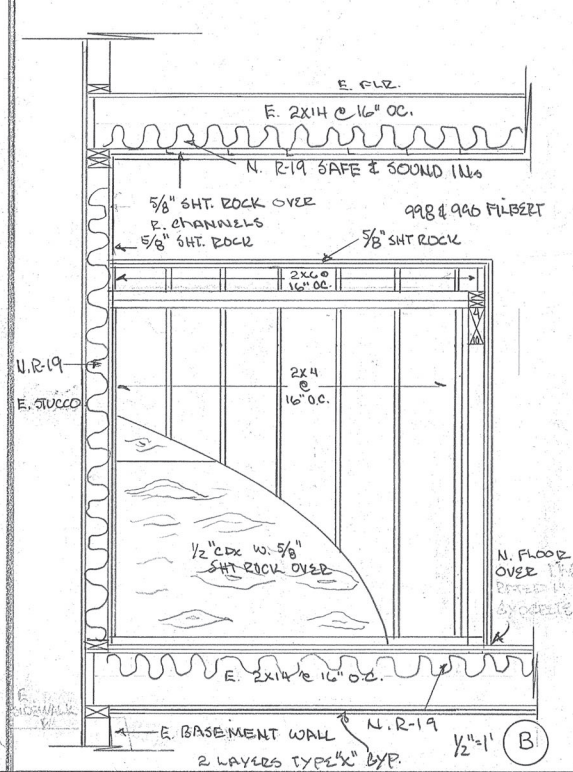
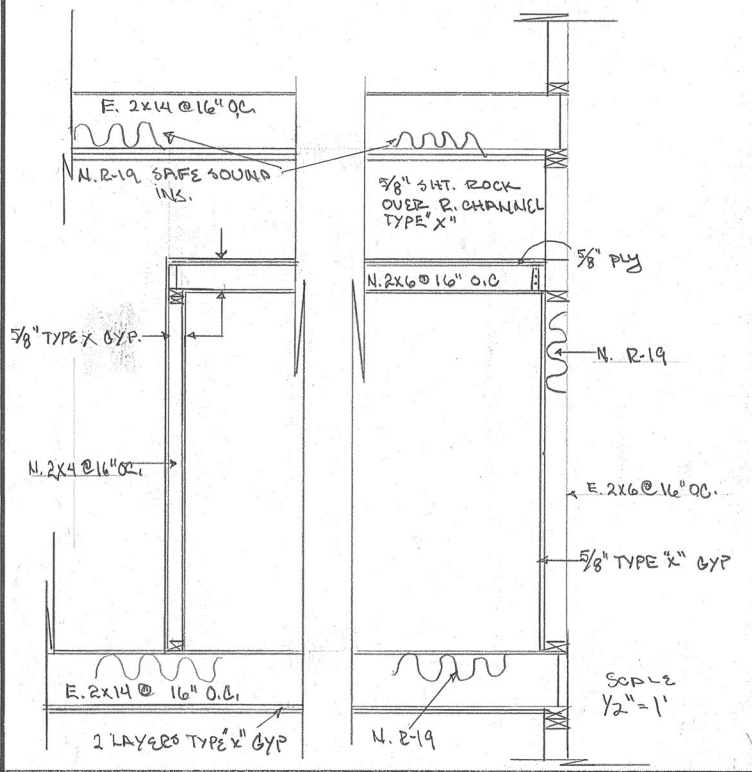
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EXTERIOR ELEVATIONS

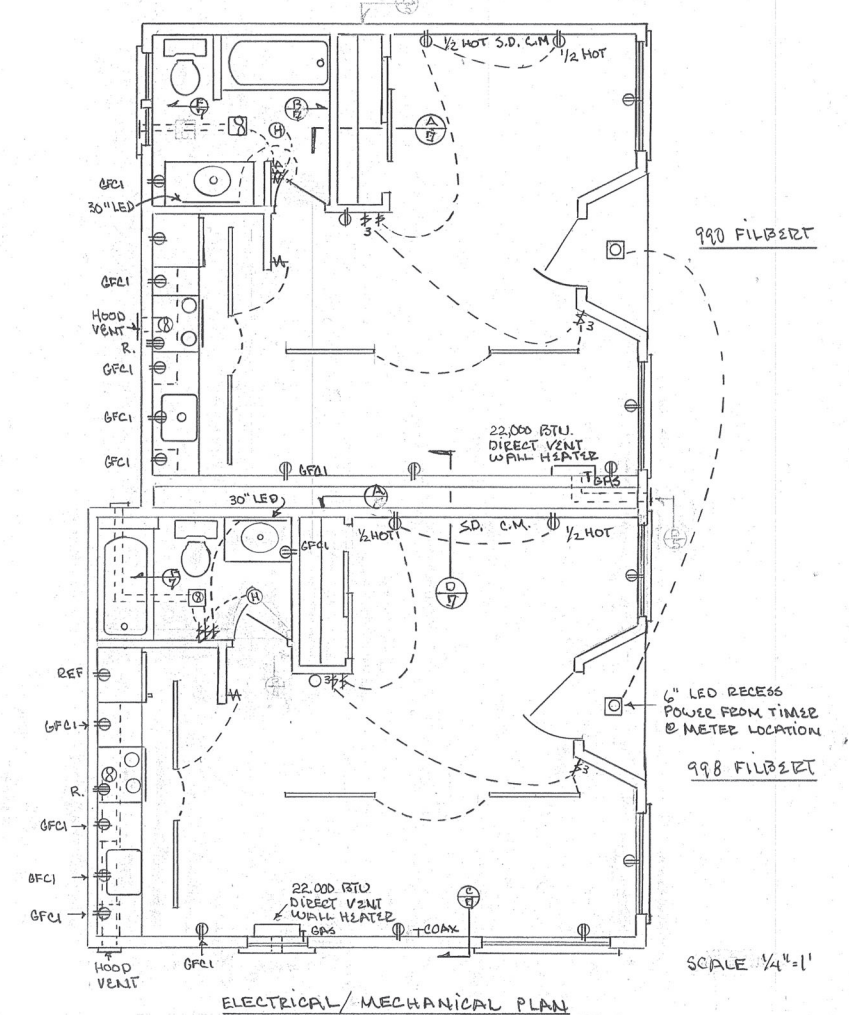
PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI-FAMILY RESIDENTIAL ADU
PARCEL # 0092017

Date	
Scale	1/4" = 1'
Drawn	
Job	
Sheet	6
Of 8 Sheets	

NOTE: ALL 5/8" SHT. ROCK TO BE 1 hr. FIRE RATED TYPE "X" TO HAVE 1" GYPSUM BOARD INSTALLED TO ACHIEVE 1 hr. FIRE RATING.



NOTE 990 FILBERT IS FOR REFERENCE ONLY ADDRESS IS TO BE ASSIGNED



- RANGE EXHAUST HOOD (Symbol)
- LED LINEAR PENDANT (Symbol)
- 110 DUPLEX W / ARC FAULT PROTECTION (Symbol)
- RANGE PLUG (Symbol) R = 220 40 AMP
- MODEL # ESCB80HM BATH FAN W / MOTION SENSOR & HUMIDISTAT (Symbol)
- SMOKE DETECTOR (Symbol) S.D
- CARBON MONOXIDE DETECTOR (Symbol) C.M
- HEAT LAMP W / MOTION SENSOR SWITCH (Symbol)

REVISIONS	BY

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69 Terrace Ave, San Rafael Ca
415-302-6288

ELECTRICAL MECHANICAL PLAN
SECTIONS / DETAILS

PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI - FAMILY RESIDENTIAL ADU
PARCEL # 0092017

Date	
Scale	AS NOTED
Drawn	
Job	
Sheet	7
Of	8 Sheets

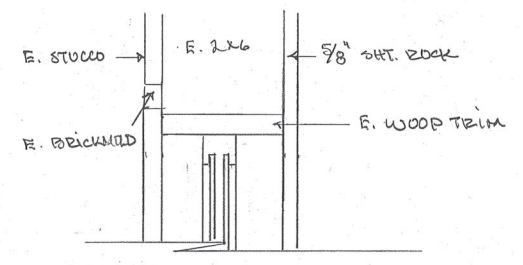
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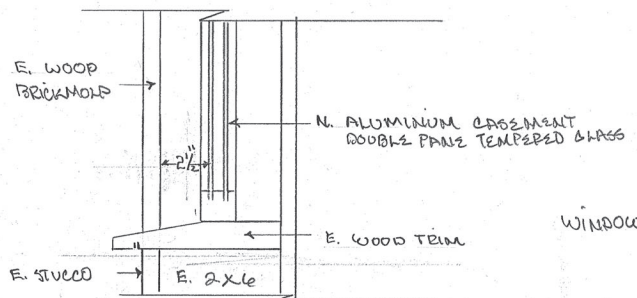
PROPOSED CONVERSION OF 990 AND 998
FILBERT FROM COMMERCIAL SPACE INTO
MULTI-FAMILY RESIDENTIAL ADU
PARCEL # 0092017

Date	
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Drawn	
Job	
Sheet	8
Of	8 Sheets

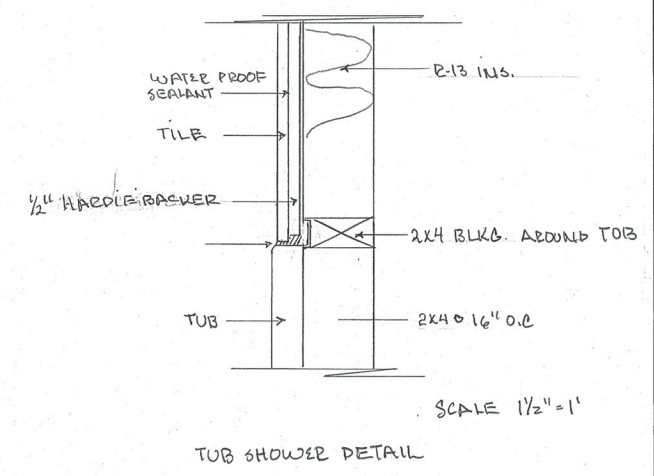
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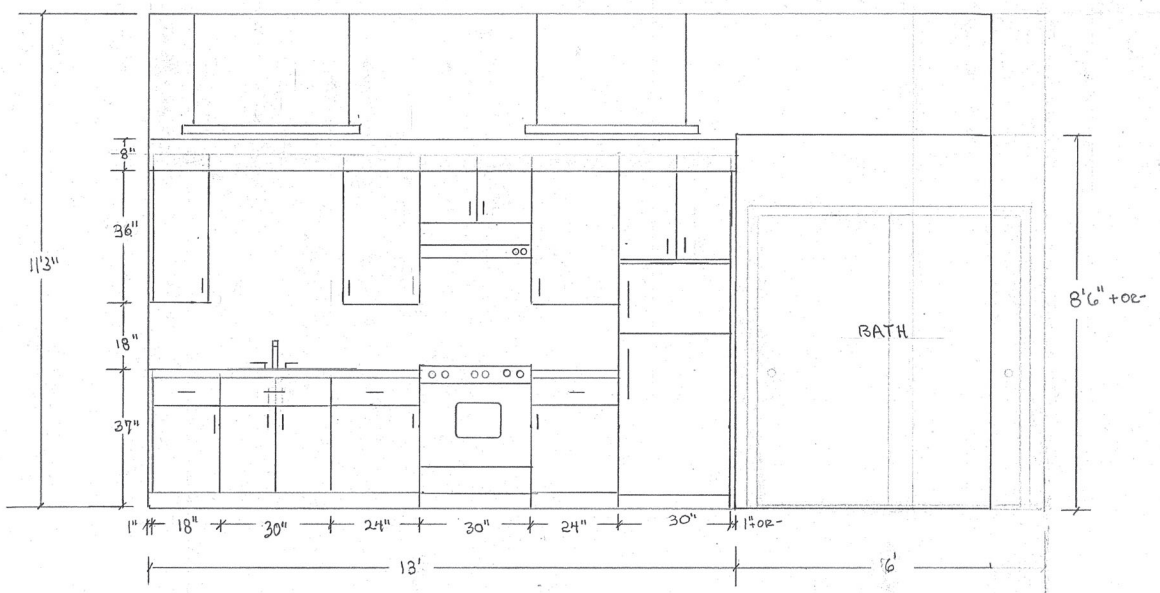
SCALE 3"=1'



WINDOW DETAIL

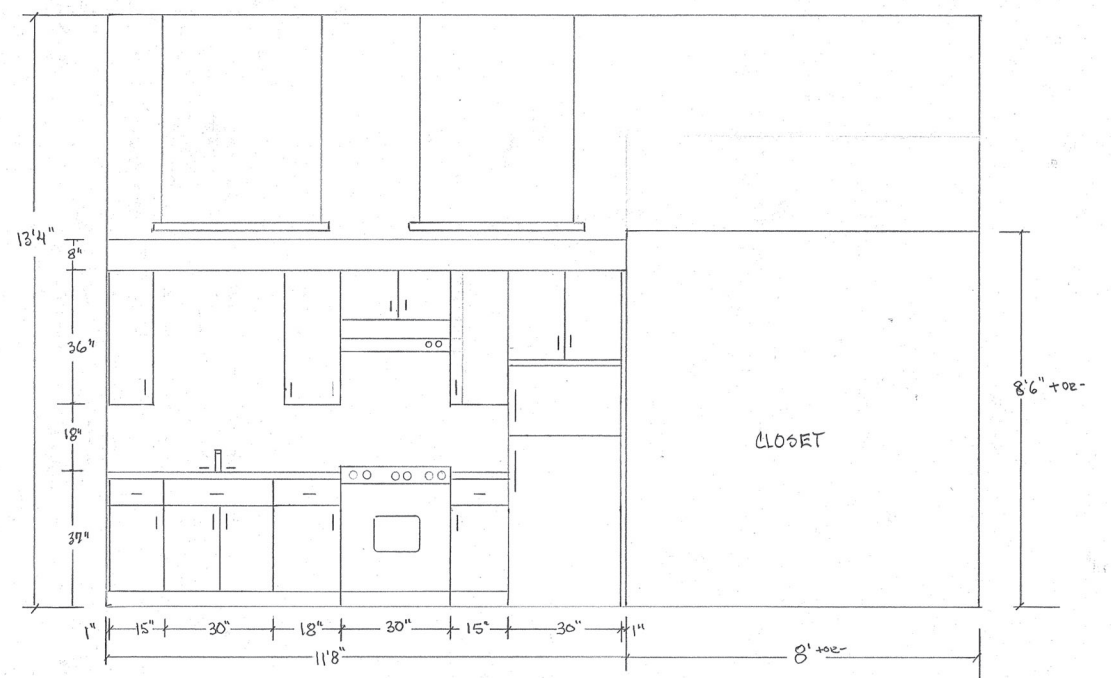


SCALE 1/2"=1'



998 FILBERT
KITCHEN ELEVATION

SCALE 1/2"=1'



ADDRESS TO BE ASSIGNED
KITCHEN ELEVATION

SCALE 1"=1'