



Received at CPC Hearing 8/25/22  
Winstan

**Tenderloin Chinese Rights Association**

**田德隆華裔權益協會**

**210 Golden Gate Ave, San Francisco, CA 94102**

Rachael Tanner, President,  
San Francisco Planning Commission,  
49 South Van Ness Avenue, Suite 1400,  
San Francisco, CA 94103  
(Case no. 2020-005176DRP)

8-1-2022

Dear President Tanner,

How are you doing? My name is Siu Cheung, I am a consulter of Tenderloin Chinese Rights Association, I write this letter to represent 300 members of Tenderloin Chinese Rights Association to support Upper Chinatown Neighborhood Association to oppose the owners of 45-49 Bernard Street to propose an expansion project that will significantly encroach into the rear courtyard and destroy the mid-block open space without creating more housing.

The rear courtyard, designed to strengthen communal and familial connections in densely populated living quarters, is important to our traditional Chinese heritage. The courtyard strengthens our cultural fabric, provides stability and comfort, and advances livability in the face of hardship. This proposed project will greatly reduce the light and air that reaches neighbors' outdoor spaces and perpetuate a tenement-like atmosphere in the neighborhood. For the concept of traditional Chinese heritage and environmental protection, please STOP the 45-49 Bernard Street to propose an expansion project.

Upper Chinatown is experiencing an eviction crisis. In the past ten years, 37 tenants have been evicted or displaced on this block. Eleven Chinese immigrants, eight of whom are elders and/or disabled, were evicted from 45-49 Bernard Street during the pandemic, the owners are not helping people to have an affordable Housing! The owners are making more homeless people! Housing is a human Rights! We defend our Rights! We are member of Tenderloin Chinese Rights Association, because we are people of grassroots! And we have grassroots support from Tenderloin community over 417 people who have signed the petition. Thank you!

PS: Signature petition letter are attached

Sincerely,

Siu Cheung, Consulter  
Tenderloin Chinese Rights Association

Oppose the owners of 45-49 Bernard Street to propose an expansion project Signature Movement

We have signature to support Upper Chinatown Neighborhood Association to oppose the owners of 45-49 Bernard Street to propose an expansion project that will significantly encroach into the rear courtyard and destroy the mid-block open space without creating more housing. The rear courtyard, designed to strengthen communal and familial connections in densely populated living quarters, is important to our traditional Chinese heritage. The courtyard strengthens our cultural fabric, provides stability and comfort, and advances livability in the face of hardship. This proposed project will greatly reduce the light and air that reaches neighbors' outdoor spaces and perpetuate a tenement-like atmosphere in the neighborhood. For the concept of traditional Chinese heritage, and environmental protection, please STOP the 45-49 Bernard Street to propose an expansion project. Upper Chinatown is experiencing an eviction crisis. In the past ten years, 37 tenants have been evicted or displaced on this block. Eleven Chinese immigrants, eight of whom are elders and/or disabled, were evicted from 45-49 Bernard Street in the midst of the pandemic, the owners are not helping people to have an affordable Housing! The owners are making more homeless! Housing is a human Rights! We defend our Rights! We are member of Tenderloin Chinese Rights Association.

反對伯納德街 45-49 號業主提出的擴建項目簽名運動

我們簽名支持上唐人街鄰里協會反對伯納德街 45-49 號業主提出的擴建項目，該項目將嚴重侵占後院並破壞中間街區的開放空間，而不會增加住房。後院旨在加強人口稠密的居住區的社區和家庭聯繫，對我們傳承中國的傳統很重要。庭院加強了我們的文化結構，提供了穩定和舒適，並在困難面前提高了宜居性。這個擬議的項目將大大減少到達鄰居室外空間的光線和空氣，並在附近保持一種類似公寓的氛圍。對於傳承中國的傳統和環保的概念，請停止伯納德街 45-49 號提出擴建項目。上唐人街正在經歷一場驅逐危機。在過去十年中，該街區有 37 名租戶被驅逐或搬遷。11 名中國移民，其中 8 名是老年人和/或殘疾人，在大流行期間被驅逐出伯納德街 45-49 號，業主沒有幫助人們擁有負擔得起的住房！業主是無家可歸製造者！住房是人權！我們捍衛我們的權利！我們是田德隆華裔權益協會會員。

	Signature 簽名	Signature 簽名	Signature 簽名
1.	SUZHEE MEI	FU KUAN	J X
2.	Cao, Nam	Ang	Yan
3.	Lin Jiu	XING LAN WU	WU QIANG L
4.	MA UN	XIAOLI JOAN	QUAN CAI
5.	YU KIN ZHEN	YAO LEI	MEI RONG HUANG

6.	CA CA	Shuk (dick)	
7.	Hai Quan Ruan	MUD AHT HOYA	
8.	XIE YING HANG	W LA	
9.	cai ju zhu	m	
10.	Mu Fong	Formu	
11.	Ai - R Zou	Shayua	
12.	y w	Suevan	
13.	Hui Lan		
14.	check chan		
15.	Jianan Li		
16.	PHAT MACIA		
17.	JEAN GAO HAO		
18.	Yan Ya Wang		
19.	Yan TUP Kwang		
20.	LA zhou Peng		
21.	Li Bin		
22.	Thim vūl		
23.	<del>THE TH</del> Y Y		
24.	JUNTING Tan		
25.	MUD & wong		

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1.	Mei WY	Ju Bao	Loch-VAN-TRIEU
2.	Jing Xu	Wenhua Li	Z W
3.	Yexi Xie	RILING Lu	SW
4.	DENG	Miao Ya Wu	HUANG
5.	Lu Jie	CHOY TIN TAK	HUANG





6.	Yue Yun	QIONG GIAN	Peak Low
7.	Ye Qi	Wai Mai	VAN FONG
8.	KUONG	WAI CHUN LAM	Kitching Dea
9.	Qun Ai ZHOU	JING Bi Lin	HAI Qun Xu
10.	Ren Jun XIE	WHE MAN	Qi He Li
11.	LI JIK	Qi Li	PEI TANG
12.	PAI LIANG	Den Tai	E. Y. WONG
13.	WENG UN WONG	E HUANG	Ping Lin
14.	Sio Lon Ma	Chan Li	Zhuo Juo Chen
15.	chen <del>yei</del>	Wei Xuo Lin	Sugiaao Cui
16.	YUE CHANG HUANG	Shei Qun Lu	Ru Ye
17.	shen	FAY LIN	Tui Zhu
18.	LIANG ZHONG LIN	Shing Jan	Bi Yang
19.	<del>LIANG ZHONG LIN</del>	KUAN CHAN	Mui Ho
20.	RUI ZHEN	Gui Shen	De Gan Huang
21.	LIANG Yang	Shao Rong Huang	Bong Khong Cheung
22.	Li Yue Yang	Xi Wu	Bong Khong Cheung
23.	LUFAN WANG	JCID Zhen	Xin Li
24.	DONG HAO LIN	Hai Hai Liang	K. C. Tip
25.	KI QUAN HENG	LIN CHAO	NGAOL LI

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1.	Xue mei	Kam Li	Yin Ng yan
2.	Juan Bao Lin	HUANG HSIAO I	ZHANG YU
3.	De Jian GAO	wai kong <sup>wong</sup>	MEI zhe
4.	Li zhi Li	Lor Lay Tain	Ling hao
5.	Sukj Sim Lui	Myo Myint	Wu shoo

6.	Xiao peng cheng	Cheryl SHANKS	POOK KWAN
7.	Jiang Cai Huang	Ti Cai Gan	Li
8.	ZHENYIN ZHANG	Huan Juey	See Ng
9.	Shi bin	Jin Hong	C. Y. Mai
10.	Qunhe	Jingzhen Chen	Bo Yang Yu
11.	shijue zhang	Ping Mei	Za Tsung
12.	Kuney	CHIA HOUNG	LING XUFE
13.	F W	Jun Ping Jan	Man Ley Fong
14.	Qinyo myint	JU CAI	mie Ng Ren Yum
15.	LOR Lay Tai	GUO LI	Cidy Lam
16.	<del>LIU</del> Cai MU	Miriam Cheng	Peter Hui
17.	<del>LIU</del> BI CHAN ZHOU	Mei Huang	JIN WONG
18.	<del>LIU</del> Gui Lian	MAN FONG	Kowng Hao
19.	Lei G.	son	Deng Jek
20.	Jie He	CUI ZHU CHEN	Lai Lei
21.	Shi sen	Phan Ja	GUAN YANG
22.	<del>LIU</del> Lei hao	Yi YOU	Mank Lee
23.	Jianhua Rong	Am Jan	Jue Chen
24.	Li mie	Jenny Lam	YU LAN HUANG
25.	Bing lan Cai	Vivian Kuan	Luoli Man

~~LIU~~



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1.	Li Zi Cai	Li Man Lan	Fay Lin
2.	Yao Zhi Xin	Yi Shan Di	Yao Sheng Chen
3.	Suo Jiao Cai	An Lon Mann	Zi Ji Zhu
4.	Degen Huang	Xiao Zhen	Sun Qiang Yin Li
5.	Guo Wai Zi	Mei Zhi Zhuo	Mei Yi Li



6.	HUI QIN XU	Tammy Huynh	Zi Ling Huang
7.	Liu Wei Xuan	Ji Cai Gan	Kong Gan Yang
8.	HAI GUAN	Huan Sen Zeng	Jie Wei Zhang
9.	YU HAA LIN	Xing Wu	GUO YUE LI
10.	Kuan Chan	yi Ai Yu	Maiuo Hong Chung
11.	<del>Ross</del>	SIN YOU THONG	MAN LI FONG
12.	Yue Yin Lu	Feng Shen Chen	Jian Yong Wu
13.	Lu Jun fu	Am Lacc	KAYE TSANG
14.	<del>Jo</del>	Jing Yue Zhang	CHUM TIAN
15.	King Wong	Daogong Wang	Sam Chan
16.	Lau Sung	YU QING CUI	Cui Yue Chang
17.	Hui Long Yu	Kai Ping Liao	King Jing Huang
18.	GUO QIANG WU	Ping Tong Mei	Phan Ta
19.	YAN BOON WEI	Mus. Tseng	yi ying you
20.	Guanyan	CHAO JUK HUANG	Gui Mei Hua
21.	CHAN LI	MEI HONG HUANG	Tyauw Ye
22.	张俊群	Jun Ping Tan	SU THEN XU
23.	Xixuan Wu	Cui Ling Tan	Man Leg Chau Jong
24.	YU HUI HUANG	YU Qiong Cai	Gui Ying Mai
25.	张俊群	Bik ya Louis	Sue King Ng

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1.	Zhenmei LU	Song wen pu	SIE IUAN G
2.	Sue Kwam mui	JIAN QIN HE	XINMAQEN
3.	Kwong Li	UHL C SP	SUE FOXE WONG
4.	Hungwan zhen	'up San Lei	YAR DEI LAU
5.	MM	YIN ZHU LQO	YI HOAN



6.	Jun Xia Feng	STEPHEN TENNIS	BRAD XIE
7.	Qiong Hae Gan	Ngai	Chen Zhen
8.	Pei Song zeng	SU XIAO LAN	PI HONG LIU
9.	LAO CHAO XIAN	Zhang Ben	He
10.	YONG YI TAN	Paul Au	Zhi Xuan SH
11.	Yan Chang LIANG	YEN TOL LAM	Angie NG
12.	YIMBO LIN	Wong W	Fang Yan.
13.	JIU DILIU	RL	GRACE
14.	Xiao Deng	Kate Hawkin	HAN LE
15.	zhen LAEE	Connie MOY	Hou York LOUIE
16.	Jiu Shao Jay	Zhu Zhou	Rui XIN XU
17.	Cui Ling Wu	Lu Shuang	XIN PIN
18.	JIAN NONG WU	Guo QIAN	Zhang Zhen, g
19.	PE E E.	Xin Jing zhen	Hui Ping Li
20.	Yin Jiu Shuan	PEAP QIAN LU	YUXIAN HUBING
21.	LI QING HUANG	MULU TANG	Liu Qiang-Jian
22.	Ana Wang	RIM Kang Dong	Z. Chen
23.	Xia Mei xu	Ben	Ju Tai Cheng
24.	Qing Lan Cui	Qingshi Zhang	GEN XIA
25.	Changsheng lu	LIN ZHEN WANG	Z ZHEN LI

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2.	Fen Lan Chen	Ling Xue	Man Ley Fong Chou
3.	Sin Yun Wu	Mie Ng Ben Yaan	Jian Ming Wong
4.	Lian Kwan	Ms. Cheung	Yuk Gui Zhong
5.	Laiy Zhong	Xin Zhan Zhang	Sally Lu



6.	TU Thi Tran	Helen Tse	Yee Nor Kong
7.	Lisa Cheng	KU LAN YING	KU AUI WU
8.	Dih Peng Wang	Yue Ying Huang	Xiangyan Li
9.	Han Liang Mai	KAI PING LAO	Yexi Xie
10.	Yong Juan <sup>1</sup> Liang	Wan Choy Tan	Qi Zi Ye
11.	Cheng Jing Chen	Xiao Li	Yin Jui Gung
12.	Bik Chan	CAI LING WU	LA ZHEN RONG
13.	Yu Xie Bai	Mai Lin	AI HAO LIANG
14.	Li Qiqi Long	BING KIN CHOI	Ai Ping Chan
15.	Yan Jai Liang	PO Lan Wong	HUI LI
16.	YOU SONG HU	Shi Hong	Deji Am Gao
17.	Chan Mian Lin	JIN ZHENG	Deng Tok
18.	JUAN BAO LIN	JU GUO	KWON WAH CHAN
19.	Cui Yuen Zuo	De Yie Wong	Wai Law
20.	Xuee MEI	KU MEI FONG	CAO XIAN
21.	Idao Quan Buan	Sat Ping Zee	Yhen Man
22.	Su Qing Chen	Shui Sim Lei	MAH LEE
23.	Lin Lai	YU MEI FONG	Yua HEN HENG
24.	Thuy Gra Yung	Bi Thou	yuen yuen Cuo
25.	KA C YIP	Pei Liang	Wan You Cheer



**BERNARD ST. 3-UNITS APARTMENT SEISMIC RETROFIT/REMODEL**

APN # 0157030

- PERMIT NUMBER:
- BP#2020.0822.2415
  - 2020-05176PRJ
  - BB#368-912-764
  - 2020-0822-2415

PROJECT ADDRESS  
 45, 47 & 49 BERNARD ST., SAN FRANCISCO, CA 94133

MANAGED BY: HGCI  
 B-GENERAL BUILDING CONTRACTOR  
 LIC.# 720437

STAMP  
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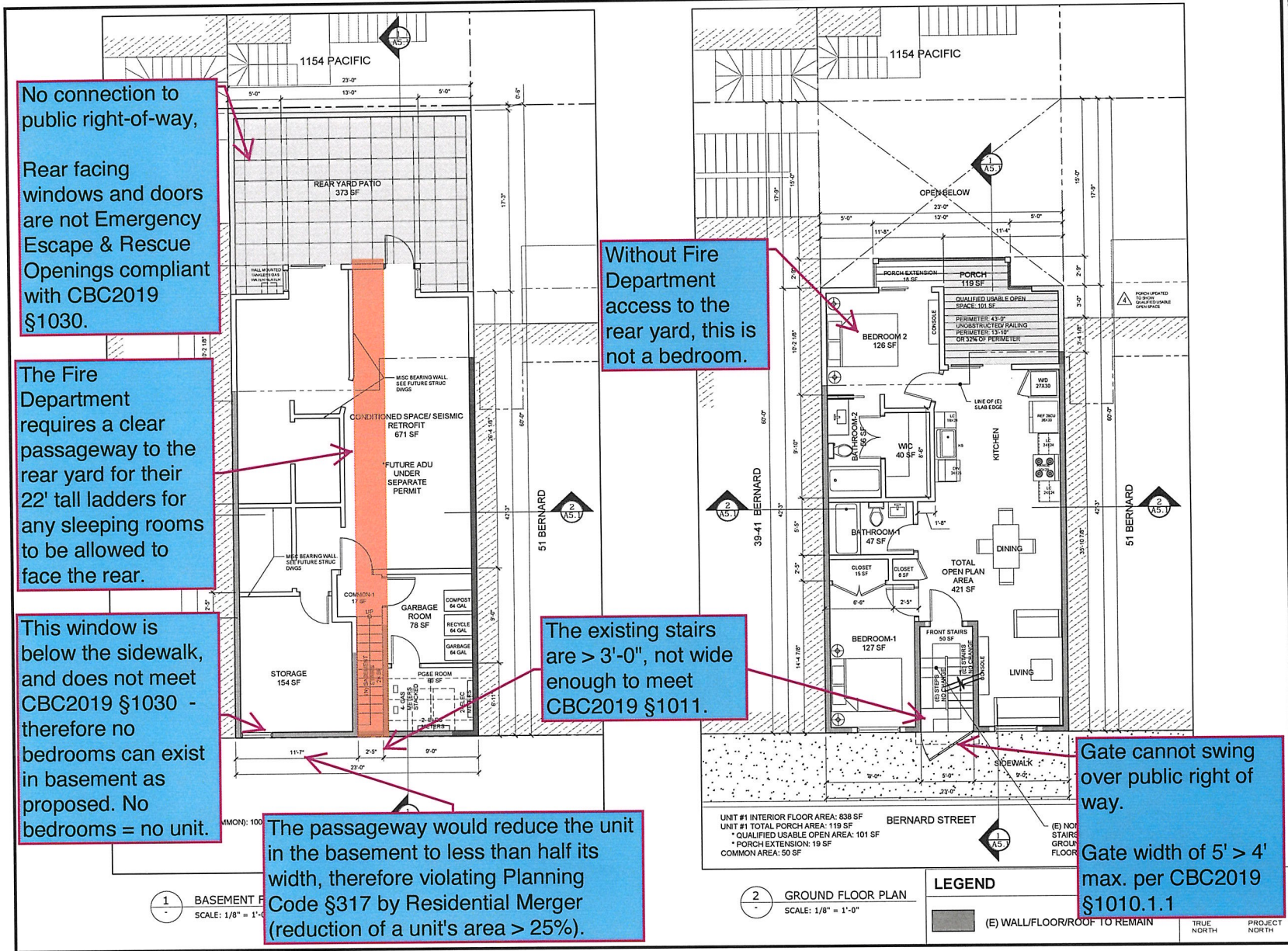
REVISIONS

10/08/2021	PLAN REVIEW RESPONSE #1
06/28/2022	PLAN SET UPDATE
07/15/2022	PLAN SET UPDATE 2

DATE	09/26/2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

**BASEMENT SEISMIC UPGRADE  
 GROUND FLOOR PLAN**

SHEET TITLE  
 SHEET NO. **A3.0**



No connection to public right-of-way, Rear facing windows and doors are not Emergency Escape & Rescue Openings compliant with CBC2019 §1030.

The Fire Department requires a clear passageway to the rear yard for their 22' tall ladders for any sleeping rooms to be allowed to face the rear.

This window is below the sidewalk, and does not meet CBC2019 §1030 - therefore no bedrooms can exist in basement as proposed. No bedrooms = no unit.

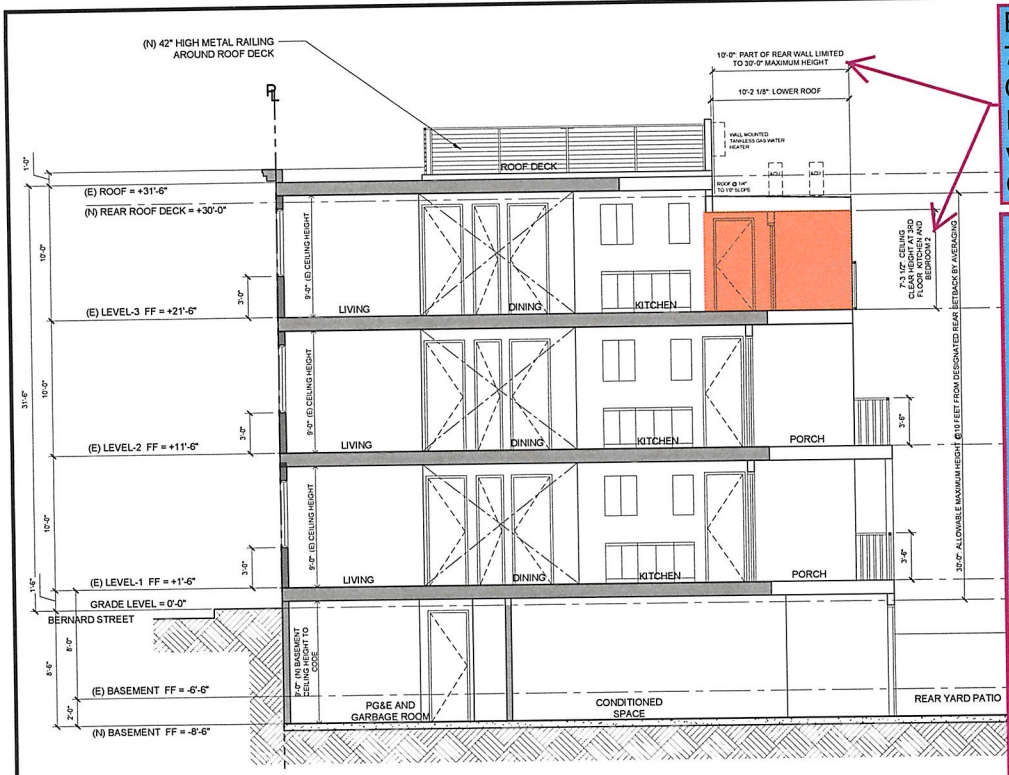
The passageway would reduce the unit in the basement to less than half its width, therefore violating Planning Code §317 by Residential Merger (reduction of a unit's area > 25%).

Without Fire Department access to the rear yard, this is not a bedroom.

The existing stairs are > 3'-0", not wide enough to meet CBC2019 §1011.

Gate cannot swing over public right of way.  
 Gate width of 5' > 4' max. per CBC2019 §1010.1.1





1 PROPOSED SECTION  
 SCALE: 1/4" TO 1'-0"  
 NOT CALIBRATED AS PER FLOOR PLAN OWNER

Bedroom ceiling height 7'-3 1/2" < 7'-6" min. per CBC2019 §1207.2. Increasing the roof height would violate Planning Code §134(e)(1).

**LEGEND**

- PROPOSED ADDITION
- (E) WALL/FLOOR/ROOF TO REMAIN
- (E) WALL/FLOOR/ROOF TO BE REMOVED

**OBSERVED CODE VIOLATIONS:**

**PLANNING CODE:**  
 §317 - RESIDENTIAL MERGER

**BUILDING CODE:**  
 SFBC§106A, STATE ARCHITECTS PRACTICE ACT & STATE BPC§5536.2 - NO LICENSED ARCHITECT OR ENGINEER

**§705 - ROOF DECK W/IN 5'-0" OF PROPERTY-LINE REQUIRES A 30" HIGH 1-HOUR FIRE-RATED PARAPET.**

**§1010.1.1 - GATE LEAF > 4'-0" MAX.**

**§1011 - STAIR WIDTH < 3'-0"**

**§1030 - NO ESCAPE OR RESCUE WINDOWS FOR REAR FACING SLEEPING ROOMS. NO ESCAPE OR RESCUE WINDOWS FOR FRONT FACING BASEMENT SLEEPING ROOMS. (NO SLEEPING ROOMS = NO ADU)**

**§1207.2 - BEDROOM CEILING HEIGHT < 7'-6" @ TOP REAR BEDROOM**

**§3202.2 - GATE SHALL NOT ENCROACH INTO PUBLIC RIGHT OF WAY**



BERNARD ST. 3-UNITS APARTMENT SEISMIC RETROFIT/REMODEL

APN # 0157030  
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REVISIONS	DATE	DESCRIPTION
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DATE: 09-26-2022  
 SCALE: AS NOTED  
 PROJECT ID: 00000  
 DRAWN BY: MDC  
 CHECKED BY: JH

PROPOSED SECTION

SHEET TITLE

A5.1

SHEET NO

Submission for General Public Comment 8/25/22 with additional information to email to Commission/Staff/City Attorney sent on 8/22/22 from G. Schuttish

# Extreme Alterations that are now Comps in Noe Valley

## 1647 Sanchez/290 Day Streets (corner lot)

2020 sale = \$ 9.1 million (for sale again @ \$12 million+)

2015 sale = \$ 1.667 million

Flip = **\$7.4 million**

## 533 Elizabeth Street

2022 sale = \$9.5 million

2015 sale = \$1.888 million

Flip = **\$7.6 million**

## 939 Sanchez Street

2022 sale = \$8 million

2016 sale = \$ 1.9 million

Flip = **\$6.1 million**

(There was a sale prior to construction commencing in 2021 of the entitlement for \$2.75 million for an increase of \$850K)

Average Flip = \$7 million