

**From:** [Mark Restani](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Gee, Natalie \(BOS\)](#)  
**Subject:** 249 Texas St  
**Date:** Wednesday, October 6, 2021 12:57:48 PM

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

Dear Board of Supervisors and President Walton,

I am a tenant living immediately next door to 249 Texas. I write in support of the opposition to the CUA for full demolition and excavation because it is not necessary nor desirable for the neighborhood, and it does not comply with state and local laws.

The Commission's decision furthers a pattern of making San Francisco unaffordable by design and promoting the interest of the uber-wealthy over longtime residents. Having a city with single family luxury mansions on top of token basement studio units for visitors is not what the RH2 zoning was intended for. Our housing crisis and lack of diversity needs to be taken seriously, as mandated by the General Plan, and so does fair treatment of tenants. State laws that were meant to address California's housing shortage are being instead invoked to justify the tearing down of affordable housing for people who can afford multiple mansions throughout San Francisco. Please investigate this further for the many layers of unethical behavior that occurred. Stand with the current residents of San Francisco instead of the wealthy developers who are abusing process. Ask the Sponsors to work with their community on a building that makes sense for the needs of the neighborhood.

Sincerely,  
Mark Restani

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jani Musse](#)  
**To:** [Shamman.Walton@sfgov.org](mailto:Shamman.Walton@sfgov.org)  
**Cc:** [Board of Supervisors. \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** Opposition to 249 Texas Street  
**Date:** Wednesday, October 6, 2021 12:15:56 PM

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Dear President Walton and Board of supervisors,

I have lived on Potrero Hill for decades and I own my home on 18th and Texas streets. My backyard is just maybe 100 feet from the proposed plan at this address. I am in the throws of a life threatening, serious illness, which I believe, as do my doctors, to be environmentally induced and aggravated by pollutants and carcinogens cast off from previous construction projects near my home. Of course it's impossible to know precisely, but there are links, since there is so much asbestos interlaced in the bedrock here. I spend a lot of time in my backyard as it gives me comfort and pleasure as it does for my dog. I am going to beg you to NOT allow this project to move forward! There are so many vacant lots throughout the city and why on earth give permission to demolish a cute little victorian that helps to keep the charm of the neighborhood? Why not just find another place that does not have so much neighborhood pushback?

Please deny the demolition of 249 Texas Street! Please help us keep the charm on the hill! Please stand up and represent the very people who voted for you and who put you in office and not the developers.

We are all so exhausted from all of the over development and all of the constant construction that happens in this district! Please side with us on this one.

Thank you so much,  
Jani Mussetter

**From:** [michael agor](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Planning Commission ruling on 249 Texas Street  
**Date:** Tuesday, October 5, 2021 10:30:41 PM

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Dear Members of the Board of Supervisors,

My name is Mike Pfeffer, and I am a long time resident of Potrero Hill, District 10.

I am writing about the property at 249 Texas Street and would like to voice my opposition to the Planning Commission's approval of the Conditional Use Authorization for that property.

I am asking that the Board of Supervisors overturn the Planning Commission's decision, because as many neighbors and the Tenants Union have said at the hearings, the existing tenants' rights have been violated.

Thank you for your kind consideration,  
Mike Pfeffer

**From:** [Sara Weed](#)  
**To:** [Shamman.Walton@sfgov.org](mailto:Shamman.Walton@sfgov.org); [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** OPPOSITION TO CUA at 249 Texas Street  
**Date:** Tuesday, October 5, 2021 3:54:06 PM

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Dear President Walton and Board of Supervisors,

My name is Sara Weed. I rent an apartment near Union Square in District 3. I've lived in San Francisco for over 20 years and have volunteered with the Housing Rights Committee for nearly five years.

As part of my volunteer work, I've become very familiar with the housing crisis in San Francisco—the demolition of historic buildings, the eviction of long-time residents in favor of wealthy transplants, and the steady decrease of diversity and culture of our beautiful city.

I write this email to formally **oppose** the Planning Commission's approval of the Conditional Use Authorization approval for 249 Texas Street.

The demolition of a historic two unit Victorian to build a mega-mansion for a very wealthy three person family (who already own a 3+ million dollar home in San Francisco) is both unnecessary and undesirable. Nor does it comply with state and local laws and San Francisco's General Plan.

In short, the commission's decision:

- Would destroy a two-unit Victorian that has housed multiple families for 100+ years to build a sterile mega-mansion for a wealthy single family
- Continues the pattern of single family luxury mansions being permitted contrary to the mandates in the SF General Plan
- Ignores the manifold of voices—neighbors, Tenants Union, and other community members—who came to hearings to oppose the project; to insist that the tenants' rights had been violated; and to voice complaints at the lack of proper notice as required by law
- Reinforces the pattern of unscrupulous developers and wealthy landowners breaking rules to the detriment of working and middle-class people in our city

In overturning the Commission's decision, the Board has the chance to send a message to the city that it stands with our working and middle-class residents and that it values human diversity, more housing, and more affordable housing for all.

We ask that the Board of Supervisors:

- Overturn the Planning Commission's decision
- Deny the demolition permit of 249 Texas Street
- Direct the developer to explore options to retain the existing two rent-controlled units
- Ensure the developer collaborates with neighbors and invested coalition groups
- Stand with the current existing neighbors. Not the developers and “one-percenters” taking over SF

Sincerely,

**Sara Weed**  
**Apple Systems Administrator**

**San Francisco Museum of Modern Art**

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415.357.4168  
sweed@SFMOMA.org  
151 Third Street | San Francisco, CA 94103

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**From:** [Gee, Natalie \(BOS\)](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** FW: Support for the Planning Commission's approval of the CUA for 249 Texas Street  
**Date:** Tuesday, October 5, 2021 10:51:45 AM

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Good morning Clerk Team,

Please add this email to the public correspondence to File No. 210791 for 249 Texas Street.

Thank you!

**Natalie Gee** 朱凱勤, Chief of Staff  
**Supervisor Shamann Walton, District 10**  
**President, Board of Supervisors**  
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282  
**Direct:** 415.554.7672 | **Office:** 415.554.7670

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**From:** Edward Alter <[ed@speechskills.com](mailto:ed@speechskills.com)>  
**Sent:** Tuesday, October 05, 2021 8:00 AM  
**To:** Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>  
**Cc:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; ChanStaff (BOS) <[chanstaff@sfgov.org](mailto:chanstaff@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; MelgarStaff (BOS) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Preston, Dean (BOS) <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>  
**Subject:** Support for the Planning Commission's approval of the CUA for 249 Texas Street

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

October 6, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA**  
**APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

My husband (Ed) and I urge you to support the SF Planning Commission's approval of the CUA for 249 Texas Street.

We have lived next door to Joanne Siu and Kerry Shapiro, sharing a property line with them

since 2006. Over the years, we have communicated openly with each other as we undertake painting and roofing projects on each of our homes. In all our interactions, we have found Joanne & Kerry to be friendly, accommodating, and fully transparent.

We found out about this project from Joanne, and we have reviewed some of the information on the project, including the SF Planning Department staff report in support of the project and the Protest submitted by opposing neighbors on Texas Street. We have also listened to the June Planning Commission Hearing. From what we know, Joanne and Kerry have followed the planning process and regulations, and have worked with the San Francisco Planning staff for many months to refine their proposed project. They have not pushed for any exceptions or variance on their project. In the June hearing, the Commissioners asked specific and thoughtful questions, which were answered by the planning department as well as Joanne & Kerry's attorney, and the Planning Commission approved the project 5-2.

However, the Appellants' Protest document seems to be filled with offensive and unsubstantiated allegations – calling Joanne & Kerry “unscrupulous” and even alleging that the Planning Dept staff neglected their duties in recommending the project. They accused Joanne & Kerry of lacking integrity and being anti-immigrant. There was even testimony of a cat being afraid of construction. One of the neighbors (Matt Boden) made erroneous allegations about the height of the unpermitted unit until a Commissioner jumped in to correct him (twice).

We have been neighbors with the Siu-Shapiro family for 16 years. They are both upstanding and kind people whose main focus is to raise their daughter and take care of their extended family. Their home is a gathering place for Joanne's extended family for weekend get-togethers and holiday celebrations. However, we've talked about how difficult it is for Joanne's mom to climb the stairs now. This home on Texas Street was designed so that it could accommodate Joanne's aging mother as well as Joanne & Kerry as they age and are less mobile. Personally, we hate to lose them as neighbors, but we understand their desire to provide for their family and for Joanne's mom.

Again, we urge you to support the Planning Commission's approval of the CUA for 249 Texas and deny this abuse of the appeals process. Thank you for your time.

Regards,

Cara Hale Alter  
Edward Alter  
3780 22nd Street  
San Francisco, CA 94114

**From:** [Sohela Shah](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Cc:** [Lew, Lisa \(BOS\)](#); [Wong, Jocelyn \(BOS\)](#)  
**Subject:** Letter to support the proposed project at 249 Texas Street  
**Date:** Tuesday, October 5, 2021 10:27:58 AM

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

Dear San Francisco Supervisor,

We would like to start by thanking you all for your service to the city. Thank you for all that you do to keep us safe, healthy, and free.

We would now like to draw your attention to the potential miscarriage of justice that may come to pass if the demolition and new construction at 249 Texas St is denied because of a mostly disingenuous petition and appeal.

We became interested in following up this case after a story about the dispute was published in the Potrero View. We couldn't understand the reasons for opposing the new construction and as a scientist, I (Sohela) was compelled to do more research into the issue. Here, I have laid out my honest and unbiased findings, analyses, and reasoning explaining why the petitioners' claims are not only baseless, but also dishonest and hypocritical.

The petitioners, Kathleen Block, Matt Boden, and Sasha Gala, have appealed to the SF planning commission on grounds of loss of affordable rent-controlled housing, impact on light and privacy, and in general the size of the home.

This is what I found-

1.

**Loss of affordable, rent-controlled housing and tenant displacement-** As you may know, 249 Texas was owner occupied until it was sold. The tenant currently occupying the unit is on a short-term lease contract with the current owners, Ms. Siu and Mr. Shappiro. Moreover, Siu and Shappiro plan to add a legal, rent-controlled unit to the building. So in fact, the proposed unit **adds**, not removes, legal housing.

I would further like to point out the hypocrisy of Ms. Block's concerns regarding affordable housing, as she rents out apartments in her buildings at market rate, not compliant with low income rents. A one bedroom apartment was rented out for [\\$3200/month on July 10th](#) and I found another recent listing for [\\$3695/month](#) for a different 1BR in the building. Both units also require tenants to pay for water, which



is generally covered by the landlord. May I ask, what working class individual can afford these rents? I couldn't have, not even with a low 6 figure income.

2.

**Light, air circulation, noise, and privacy impacts-** We all know that city living never guarantees full light, complete privacy, and quiet. Those seeking these features move to the suburbs. Those living in cities, make peace with the lack of these amenities in favor of the other features that they desire. Matt and Sasha made that choice when they decided to buy\*, with the support from family, in a city neighborhood.

\*In the Potrero View article, Ms. Gala described herself as a renter, when records show that [she and her husband, Mr Boden, bought the unit from Mr. Bharat Gala \(and themselves\) in 2016.](#) Why did she feel the need to misrepresent her owner status?

Furthermore, pointing to the hypocrisy of the appellants, Sasha and Matt rent out their basement unit and anyone who walks by can see that the unit sits below street-level and is unlikely to be well-lit. In addition, they have bay windows in their own living room that face the street that anyone passing by can look into. They have shades on these windows to enable privacy, so why not put a retractable shade on the skylight?

3.

**Size of the new unit-** I agree that the new home is bigger than the existing home, but the new home is compliant in every way with city policy and zoning laws. I don't understand the objection to the new owner's desire to have more square-footage. On the contrary, I am/was bothered by Sasha describing the new building as "monster" to myself and other neighbors when collecting signatures. It seemed like subliminal code, a dog whistle if I may, mischaracterizing the new owners as "evil and ruthless" to rile up people's emotions and scare them into signing the appeal.

As a concerned citizen and neighbor, we am here to really appeal to you to use your better judgment and not be swayed by these dishonest claims from Ms. Block, Mr. Boden and Ms. Gala.

During the research, we also found that both Ms. Siu and Mr. Shapiro have been hard working individuals who aspire to live their American dream of owning a home, where they can safely house their daughter. A house that is also accessible for their aging parents. Our constitution guarantees pursuit of happiness as a fundamental right. It is happiness that Joanne and Kerry are pursuing by building a safe and accessible home for their family. A home that has been deemed legal and within the bounds of SF city planning commission's regulations.

Please respect and honor their hard work and fundamental rights by allowing the project, which has also been thoroughly [vetted and approved by the SF planning commission](#). Please do not allow this to set a bad precedent for neighbors to organize, mischaracterize, and bully potential neighbors and block perfectly legal and compliant housing construction projects.

We are looking forward to a just, fair, and well-thought out decision regarding this matter.

Sincerely,

Sohela Shah and Vilmos Nebehaj

261 Texas Street

**From:** [gavin](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Opposition to CUA for 249 Texas Street  
**Date:** Thursday, October 14, 2021 10:26:33 AM

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Dear President Walton and Board of Supervisors,

Unlike a lot of letters you are receiving for support of the CUA, I actually live here – 2 houses down from the project at 249 Texas Street. I support the opposition. I am an owner at 237 Texas Street, have lived here since 2008, am a Mechanical Engineer in Silicon Valley, and have lived in San Francisco since 1989. I have four children.

I am opposed to this project proceeding, for a variety of reasons, outlined below.

Primarily my opposition is related to how this project has worked through the planning department and commission process. San Francisco is a fantastic city, and one significant reason for that is that it is beautiful, full of charm, has quirks, and is rich in history. These details are not just the textbook version (stories, adventures, ...), but what is all around us in every neighborhood in the City. An important aspect of maintaining these qualities rests with the Planning Commission. I fully support the work the Planning Commission does to preserve our city.

The project sponsors at 249 Texas seem to have disregarded neighbors, and treated as insignificant the Planning Commission. From not informing neighbors, from not engaging neighbors, from lying to the Planning Commission during hearings, the actions of this party have infuriated me. The purpose of the Planning Commission is to ensure that development is done in a way that balances the joint \*and\* competing interests of the various parties. The Planning Commission cannot function if the actions of one party are an attempt to make it impotent.

For that reason, I oppose the approval of the Conditional Use Authorization, and request that the process revert to an earlier stage where the Commission is given accurate information, and can make an informed decision.

Some of the specific details that I believe have tainted the process:

- The subject property is and has been (for a long time) a 2-unit, 2-family home. Stipulations to the contrary by the owners are not correct, and impede the Planning Commission from making informed decisions
- The property is not unsafe or run-down. Again, this has been insisted by the owners, and I can only assume this was done to influence and manipulate the Planning Commission (in fact, it is currently rented, and not as a “rent-at-your-peril” offering)
- Notification to neighbors was not performed as required. This may seem trivial, but I believe was intentional in order to achieve their goal

I don't believe this behavior should be tolerated by the Planning Commission and Department which are both funded by taxpayers and should be impartial. The Commission cannot do the work required for the people of San Francisco if this is rewarded.

The owners have the opportunity to achieve what they desire, but please have them start over where information is honest, and let the result be what it is. Any decisions that were made by the Planning Commission during those hearings are tainted. I attended both Conditional Use Authorization

hearings, and heard the outright lies.

Sincerely,  
Gavin Murphy

gavin g murphy  
mobile: 415.613.2447

**From:** [Rodney Minott](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors. \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** 249 Texas Street  
**Date:** Wednesday, October 13, 2021 8:38:26 AM  
**Attachments:** [249Texas\\_BOS\\_Minott.pdf](#)

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Dear President Walton and Board of Supervisors,

My name is Rodney Minott. I'm a longtime Potrero Hill resident and a co-founder of *Save The Hill*, a grassroots neighborhood group dedicated to protecting the health, culture, heritage, and scenic beauty of Potrero Hill.

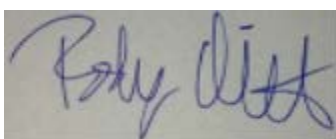
I'm writing to **OPPOSE** the Planning Commission's approval of the Conditional Use Authorization (CUA) approval for 249 Texas Street. I live about a half-block from the 249 Texas site. The proposed project, which would demolish an existing two-unit residential Victorian, is not necessary or desirable. Moreover, it simply does not comply with state and local laws.

Among the many reasons the Planning Commission's CUA approval for 249 Texas was misguided and wrong are the following facts. The decision:

- Enables and promotes an unfortunate pattern of permitting single-family luxury "monster" mansions with "au pair" units in San Francisco despite mandates in the General Plan designed to prevent such excess and abuse.
- Allows the misuse of a state law (SB 330) without following the requirements of the law.
- Continues a lack of diversity in San Francisco due to demolitions of rent-controlled housing that is affordable.
- Ignores the many neighbors and Tenants Union who came forward at the hearings to insist that tenants' rights had been violated.
- Reinforces a pattern of project sponsors / developers being rewarded for gaming and abusing the system to expedite approvals.

I urge the Board of Supervisors to reverse the Planning Commission's decision and reject the demolition permit of 249 Texas Street. Moreover, I ask that you require the project sponsor to explore options to retain the existing two rent-controlled units, and that you act to ensure the project sponsor in good faith collaborates with neighbors.

Regards,



Rodney Minott  
Potrero Hill

**From:** [Leila Easa](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Please Overturn CUA at 249 Texas Street  
**Date:** Tuesday, October 12, 2021 7:29:14 PM

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

Dear President Walton and Board of Supervisors,

I live at 237 Texas Street, two houses away from the subject property. I have lived in San Francisco for over 20 years. I teach at City College of San Francisco. Being a community college instructor keeps me on the pulse of the heart and soul of San Francisco and the diverse group of people who make up this city.

I feel this project is not 'necessary and desirable' for our neighborhood, and for that reason I am writing to oppose the Planning Commission's approval of the Conditional Use Authorization approval for 249 Texas Street. The project planners were not forthright--approaching outright dishonest--with the Planning Commission, which hindered their ability to evaluate the following concerns:

- o The subject property is a lovely Victorian which has been here for over 100 years. It just needs a paint job.
- o The project permanently removes two rent-controlled housing units, in favor of a single-family McMansion
  - o Protestations to the contrary that this project will have a rental unit are not convincing. The sponsors have stated at various times that the "additional unit" will be for rentals and at other times will be for aging parents and other times a music studio. We just don't know.
- o The subject property is in fine shape; it does not need to be torn down, despite the Sponsor's claims.
  - o In fact, as the Opponent's brief reveals, it is being rented at "market rate"
- o This project will take a significant toll on the neighbors, likely two years of noise, dust, potential health concerns, inconvenience. I am not opposed to that, per se, as that is inevitable in a growing and changing city. But I am opposed to going through if the neighbors and the City were hoodwinked. I am opposed if it means the middle and working class continues towards extinction because of not enough housing.

The Opponent's new argument seems centered on smearing neighbors instead of addressing noncompliance with the law. For example, discrediting Ernesto Valencia by saying he only owned his house since 2005 is misleading – he was born in his home but became a tenant in common with his friend when he could not afford to keep it on his own (this is all in assessors records, clear as day). He fought for the house then as he is now. Additionally, nobody is trying to get money from the Sponsors or those who were made offers would have already settled a long time ago.

Please do not reward stonewalling, obfuscation and smearing. Do not approve the CUA. Insist on starting this evaluation over, from the beginning, dialoguing honestly with neighbors and concerned parties.

Sincerely,

Leila Easa  
237 Texas St.  
415-596-5211



**From:** [Layla Stanley](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Support Appeal of 249 Texas St.  
**Date:** Tuesday, October 12, 2021 11:49:38 AM  
**Attachments:** [Support the 249 Texas Appeal, SF Tenants Union 2021 Oct 12.pdf](#)

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

Please read the attached letter from the San Francisco Tenants Union requesting your support of the appeal (File no. 210791) of a decision which will result in the loss of two, sound rent-controlled units at 249 Texas Street.

**From:** [Joanne Siu](#)  
**To:** [Walton, Shamann \(BOS\); Board of Supervisors, \(BOS\)](#)  
**Subject:** 249 Texas Street  
**Date:** Sunday, October 10, 2021 7:57:59 PM  
**Attachments:** [joanne and kerry letter house.pdf](#)

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Hi,  
We just learned that this letter was sent to the wrong address.  
Thanks, Joanne

Begin forwarded message:

**From:** Kimberly D Richman <[kdrichman@usfca.edu](mailto:kdrichman@usfca.edu)>  
**Subject: RE: Support letter due tomorrow**  
**Date:** October 7, 2021 at 11:07:42 AM PDT  
**To:** Joanne Siu <[jsiusf@gmail.com](mailto:jsiusf@gmail.com)>

Here you go!

Kimberly D. Richman, Ph.D.  
Professor and Chair, Department of Sociology  
Professor of Legal Studies and Criminal Justice Studies  
University of San Francisco  
President, Alliance for CHANGE  
Past President, Western Society of Criminology  
Pronouns: She/Her/Hers

-----Original Message-----

From: Joanne Siu <[jsiusf@gmail.com](mailto:jsiusf@gmail.com)>  
Sent: Wednesday, October 6, 2021 7:23 PM  
To: Kim Richman <[kdrichman@usfca.edu](mailto:kdrichman@usfca.edu)>  
Subject: Support letter due tomorrow

Hi Kim, do you think you'll be able to write one for us?

I have some sample letters submitted on our behalf.

**From:** [Tim Nguyen](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** support for 249 Texas cua  
**Date:** Thursday, October 7, 2021 2:15:33 PM

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

Dear honorable Mr. Shaman Walton,

I hope this letter finds you well,

I am writing to you today in support of Kerry , Joanne and Ella Siu-Shapiro's project at 249 Texas St in San Francisco,

About 8 years ago I first met Kerry Shapiro , his wife Joanne Siu and their daughter Ella when they visited my shop in Noe Valley.

In the past 8 years of knowing them , I can say without reservation they are thoughtful , kind and generous people, and as nice a family as one can hope to have as friends.

As an almost lifetime resident of San Francisco (since 1982 ) and living in Noe Valley for the past 18 years(since 2003) I have seen the city change and transform in a great way. Many neighborhoods lifted out of despair by new residents who move in , then clean up and renovate old properties creating value where there was abandoned and dilapidated old buildings.

I too have seen my neighbor behind my house renovate their home adding another level to their home . While it is a minor annoyance it was not illegal and I did not protest their development because its within their right to beautify and expand their home. I too would do the same if I had the resources.

In the case of Kerry and Joanne's home on 249 Texas st I was disturbed when I heard their neighbors were hampering the process of their home remodeling.

I am glad the planning commission focused on the right issue (compliance with SF code and residential guidelines) and approved the project 5-2. When fickle neighbors can arbitrarily decide whether a project can proceed it sets a dangerous precedent and strengthens the illusion that there is no set of standards for renovation projects or home builds -

But I am most bothered by the fact that Kerry and Joanne are being treated unfairly by two neighbors who do not know them and simply want to preserve the status quo because it benefits them .

The project should be allowed to proceed because they are operating with in the building codes set by the city and their plan was approved by the planning commission.

Best regards, Tim.

Owner

Tone of Music Audio

1303 Castro st

STE d

San Francisco, CA 94114

Mobile [415 860 6818](tel:4158606818)

Land line [415 824 1779](tel:4158241779)

[www.toneofmusic.com](http://www.toneofmusic.com)

Please excuse run ons and grammatical errors.

Sent from my Mobile device.

**From:** [Sohela Shah](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** 249 Texas Street  
**Date:** Thursday, October 7, 2021 9:10:11 AM

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

Dear San Francisco Supervisors,

We would like to start by thanking you all for your service to the city. Thank you for all that you do to keep us safe, healthy, and free.

We would now like to draw your attention to the potential miscarriage of justice that may come to pass if the demolition and new construction at 249 Texas St is denied because of a mostly disingenuous petition and appeal.

We became interested in following up this case after a story about the dispute was published in the Potrero View. We couldn't understand the reasons for opposing the new construction and as a scientist, I (Sohela) was compelled to do more research into the issue. Here, I have laid out my honest and unbiased findings, analyses, and reasoning explaining why the petitioners' claims are not only baseless, but also dishonest and hypocritical.

The petitioners, Kathleen Block, Matt Boden, and Sasha Gala, have appealed to the SF planning commission on grounds of loss of affordable rent-controlled housing, impact on light and privacy, and in general the size of the home.

This is what I found-

1. **Loss of affordable, rent-controlled housing and tenant displacement-** As you may know, 249 Texas was owner occupied until it was sold. The tenant currently occupying the unit is on a short-term lease contract with the current owners, Ms. Siu and Mr. Shappiro. Moreover, Siu and Shappiro plan to add a legal, rent-controlled unit to the building. So in fact, the proposed unit **adds**, not removes, legal housing.

I would further like to point out the hypocrisy of Ms. Block's concerns regarding affordable housing, as she rents out apartments in her

buildings at market rate, not compliant with low income rents. A one bedroom apartment was rented out for [\\$3200/month on July 10th](#) and I found another recent listing for [\\$3695/month](#) for a different 1BR in the building. Both units also require tenants to pay for water, which is generally covered by the landlord. May I ask, what working class individual can afford these rents? I couldn't have, not even with a low 6 figure income.

2.

**Light, air circulation, noise, and privacy impacts-** We all know that city living never guarantees full light, complete privacy, and quiet. Those seeking these features move to the suburbs. Those living in cities, make peace with the lack of these amenities in favor of the other features that they desire. Matt and Sasha made that choice when they decided to buy\*, with the support from family, in a city neighborhood.

\*In the Potrero View article, Ms. Gala described herself as a renter, when records show that [she and her husband, Mr Boden, bought the unit from Mr. Bharat Gala \(and themselves\) in 2016](#). Why did she feel the need to misrepresent her owner status?

Furthermore, pointing to the hypocrisy of the appellants, Sasha and Matt rent out their basement unit and anyone who walks by can see that the unit sits below street-level and is unlikely to be well-lit. In addition, they have bay windows in their own living room that face the street that anyone passing by can look into. They have shades on these windows to enable privacy, so why not put a retractable shade on the skylight?

3.

**Size of the new unit-** I agree that the new home is bigger than the existing home, but the new home is compliant in every way with city policy and zoning laws. I don't understand the objection to the new owner's desire to have more square-footage. On the contrary, I am/was bothered by Sasha describing the new building as "monster" to myself and other neighbors when collecting signatures. It seemed like subliminal code, a dog whistle if I may, mischaracterizing the new owners as "evil and ruthless" to rile up people's emotions and scare them into signing the appeal.

As a concerned citizen and neighbor, we am here to really appeal to you to use your better judgment and not be swayed by these dishonest claims from Ms. Block, Mr. Boden and Ms. Gala.

During the research, we also found that both Ms. Siu and Mr. Shapiro have

been hard working individuals who aspire to live their American dream of owning a home, where they can safely house their daughter. A house that is also accessible for their aging parents. Our constitution guarantees pursuit of happiness as a fundamental right. It is happiness that Joanne and Kerry are pursuing by building a safe and accessible home for their family. A home that has been deemed legal and within the bounds of SF city planning commission's regulations.

Please respect and honor their hard work and fundamental rights by allowing the project, which has also been thoroughly [vetted and approved by the SF planning commission](#). Please do not allow this to set a bad precedent for neighbors to organize, mischaracterize, and bully potential neighbors and block perfectly legal and compliant housing construction projects.

We are looking forward to a just, fair, and well-thought out decision regarding this matter.

Sincerely,

Sohela Shah and Vilmos Nebehaj

261 Texas Street

**From:** [Jeannie Young](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [J Young](#); [FRANK MAH](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Thursday, October 7, 2021 8:35:22 AM

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President Shamann Walton  
Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, California 94102-4689

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

To President Walton:

I support the SF Planning Commission's approval of the CUA for 249 Texas Street.

It really saddens me to hear our friends are dealing with neighbors who don't want them to rebuild the house they purchased. Our friends need to live together as three generations, please help them live together.

Our block also experienced building changes, one adjacent neighbor built up and a second neighbor across the street built up. Instead of challenging our neighbors, because they needed more space, we felt strongly families are critical to a healthy thriving neighborhood. Families will stay in San Francisco only if we make it easier for them to live in San Francisco. Please give this family a chance to build and live in San Francisco.

The oldest person of this household is Joanne's mom, Joyce, and she has dementia. She is currently living alone in San Francisco, but this disease is progressive and no one can predict when this disease will worsen. Dementia is a disease with no cure and no amount of drugs will allow a person with dementia to live alone. Please do not delay further and let them make a loving home for their mom and daughter. Every day makes a difference. Joyce could accidentally hurt herself, wander off or worse. I speak with experience, because we cared for my mom in our home, when she had dementia. I cannot begin to tell you the challenges my husband and I faced as caregivers for my mom.



As I understand, the previous occupants who lived at 249 Texas Street were *tenants in common* homeowners and not renters. Given one owner lived in the unit built without a permit, I think it would be better to build a legally permitted building to insure absolute safety. The objection due to the lost of affordable rental units makes no sense, given this house was only recently rented to short-term tenants. Furthermore, there are plenty of rental units in San Francisco at this time. You only need to walk around to see “for rent” signs posted. A recent Examiner article on July 1, 2021, headlined “40% of San Francisco residents plan to leave due to quality of life: Poll”. Let’s not drive out another family.

It offends me to even hear the description “monster home project”. The plans clearly shows the house will fit this family’s needs as a multi generation family and if you allow, will still be a two unit building inhabited by a single family.

Respectfully submitted by

*Jeannie Young*

1582 18th Avenue

San Francisco, CA 94122

CC: to San Francisco Board of Supervisors

**From:** [Andrew Richard](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marcy Zelman](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA, APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Thursday, October 7, 2021 7:00:35 AM

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October 7, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

Dear President Walton:

We are writing in support of approval of the CUA for 249 Texas Street and ask that you please do so as well.

We have lived in San Francisco since 1998 and met Joanne Siu & Kerry Shapiro through my family's synagogue and our child's school. We've known them for nearly ten years and know them to be kind, considerate, and conscientious. As parents trying to raise my daughter in San Francisco, we know first hand how difficult that is. We also know how difficult it is to take care of a parent as they age. Many of us love this city, as Joanne and Kerry do, and cannot imagine living elsewhere, or raising our children elsewhere. Few are actually able to do so.

The project Joanne and Kerry have proposed meets all SF building codes and the Residential Design Guidelines, as well as requests from the building department staff and from the Planning Commissioners. There is no variance or exception. The CUA has been vetted thoroughly by the Planning Commission over the course of two public hearings. The owners and their architect have incorporated changes in response to comments and requests from Planning Commissioners. The project has the support of the SF Planning Department, which recommended its approval, and the Planning Commission approved the CUA and the project.

We applaud Joanne & Kerry for trying to build a home in San Francisco that could accommodate their needs as a family, Joanne's elderly mother, and their own needs as they age. The City of San Francisco should be supportive of such efforts.

We ask you and your fellow Supervisors to Please support the Planning Commission approval of the CUA for 249 Texas Street and reject the appeal which has no merit.

Thank you.

Kind regards,

Andy Richard and Marcy Zelmar

**From:** [Jay Dayrit](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
**Date:** Wednesday, October 6, 2021 8:27:22 PM  
**Attachments:** [Dayrit Support Letter CUA 249TexasStreet.pdf](#)

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Dear Shamann Walton,  
Please see attached.

**From:** [Debby Lu](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** Letter in support of Joanne Siu in re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA; APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Wednesday, October 6, 2021 7:52:12 PM  
**Attachments:** [249 TX St Letter 2021 October 6.pdf](#)

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[SIGNED LETTER ATTACHED AS PDF]

President Shamann Walton

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place #244

San Francisco, CA 94102

RE: Board file 210791; Planning Case No. 2020-003223CUA, appeal of conditional use authorization for 249 Texas Street

Dear President Walton:

I've been a resident of San Francisco for 23 years—a homeowner since 2003 and parent of two children in San Francisco public schools since 2011—and I have known Joanne Siu for 30 years. I have great affection for both my city and my good friend, which is why I write this letter.

Like Joanne, I had to remodel my current residence in order to rectify preexisting building code violations and add a bedroom so that my mother could live with my children and me. My entire family benefits from the fact that we are a multi-generational household. My mother—80 years old and a cancer survivor—also requires my active monitoring, as her health is fragile. Although remodeling our home took four years and significant expense, I was committed to raising my children and caring for my mother here in San Francisco. Joanne has similar priorities, values, and devotion to caring for her mother with Alzheimer's and raising her child in San Francisco.

Fortunately, my neighbors didn't misunderstand and misrepresent my home remodeling project when it was in the city planning stages. Joanne and her husband Kerry have been attacked as outsiders, gentrifiers seeking to build a monster home.

In truth, they are longtime San Francisco residents who live, work, and are raising a daughter in the city. Joanne, like so many of us here, is a first-generation immigrant and the first in her family to attend college. In demonizing Joanne, her future neighbors ascribe motivations of greed and ostentation that simply do not exist in her.

Beyond her personal qualities and good character, Joanne's home project conforms to city regulations and should be approved on that basis: 1) it corrects building code deficiencies in a residence, which improves the general safety of the neighborhood; 2) it is in keeping with the diverse architectural character of the block; 3) it meets all building requirements, has addressed neighbors' stated concerns, and has already been approved by the Planning Commission. This appeal to you, the Board of Supervisors, represents a final attempt to increase the project's cost and dissuade Joanne and Kerry from proceeding with this project.

Joanne and her family are San Franciscans, through and through. They have met the requirements of the Planning Commission and deserve the opportunity to build their dream home—a home where her mother can age in place and be lovingly cared for by her daughter and granddaughter. Acceding to the inaccurate claims of the appellants will not stop change in the neighborhood; it will only prevent a San Francisco family from creating a multi-generational home together.

I implore the Board of Supervisors to acknowledge the earlier work of Planning Department staff, which ensured that Joanne's proposal complies with all city requirements, affirm the decision of the Planning Commission, and dismiss this appeal.

Sincerely,

Debby Lu

580 Ortega Street

San Francisco, CA 94122

[debbyelainelu@yahoo.com](mailto:debbyelainelu@yahoo.com)

415-759-9593 (home)

CC: Supervisor Connie Chan, Dist. 1  
Supervisor Catherine Stefani, Dist. 2  
Supervisor Aaron Peskin, Dist. 3  
Supervisor Gordon Mar, Dist. 4

Supervisor Dean Preston, Dist. 5

Supervisor Matt Haney, Dist. 6

Supervisor Myrna Melgar, Dist. 7

Supervisor Rafael Mandelman, Dist. 8

Supervisor Hillary Ronen, Dist. 9

Supervisor Ahsha Safai, Dist. 11

Angela Calvillo, Clerk of the Board of Supervisors

**From:** [Diana Liu](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** Support for CUA for 249 Texas  
**Date:** Wednesday, October 6, 2021 7:43:27 PM

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President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

I write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

My name is Diana Liu and I have lived in San Francisco since 2000 as a renter and owner. I learned about this project from Joanne Siu, the family that is trying to build the home. I have only come to know Joanne and her daughter in the last year however have come to know her as a caring mother and daughter and conscious San Franciscan. She is an active parent in our Live Oak School community and not a day goes by when she is not visiting her mother, managing her mother's healthcare, or running an errand for her.

My understanding of the project is that Joanne and her husband have been diligent about following the planning process and regulations and have worked with the San Francisco Planning staff and have refined the building design several times to meet the SF Planning Code requirements. Our understanding is that the CUA has been vetted thoroughly by the Planning Commission over the course of two public hearings. The owners and their architect have incorporated changes in response to comments and requests from Planning Commissioners. The project has the support of the SF Planning Department, which recommended its approval, and the Planning Commission approved the CUA and the project. Our understanding is that the plans are code compliant and were voted 5-2 approval by the Commission.

We do empathize with the neighbors; however, we believe Siu-Shapiro has put a significant effort into respecting the San Francisco Planning feedback and adjusting to the concerns of the neighborhood. They have done their due diligence and I hope you can help them move forward with a house they will live in, into their retirement years, with their daughter and her aging mother.

Thank you for your time.

Regards,



Diana Liu

**From:** [kim.lavalle](#)  
**To:** [Walton, Shamann \(BOS\); Board of Supervisors, \(BOS\)](#)  
**Cc:** [BOS Legislation, \(BOS\)](#)  
**Subject:** Opposition 249 Texas CUA  
**Date:** Wednesday, October 6, 2021 5:30:33 PM

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Hello President Walton and Board of Supervisors

I am Kim Lavalle. I live on Texas Street across from the proposed project. I am a homeowner and landlord. I have lived in SF for 42 years.

I stand with the **opposition** of the CUA approval to demolish the two-unit Victorian at 249 Texas Street. I have been following this case since February of 2021 despite not having received proper or timely notices or having incorrect information about the hearings on the building posters.

The Planning Commission violated the SF General Plan by approving the destruction of a 2-family home in a RH-2 zoning district that is unaffordable by design, decreases affordable housing stock, and promotes gentrification. From the beginning, the Neighbors have asked the Sponsor to collaborate, modify their design and treat their tenants respectfully – to no avail. The Planning Department continued to act in the interest of the project sponsors only.

Unlike the Commissioners who are appointed, we have elected you as our Supervisors to stand with your voters. Please pay attention to the details of this case and investigate the abuses of policy and procedure that have taken place. The Opposition has an extraordinary amount of support considering this is a residential issue – please ask yourself why. Please uphold the state and local laws, the General Plan, and the residential design guidelines. Instruct the uber-powerful developer and the project sponsor to respect the needs of the community in District 10.

Thank you,

Kim Lavalle

**From:** [Ashley Hesslein](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Preston, Dean \(BOS\)](#)  
**Subject:** Support for 249 Texas St CUA  
**Date:** Wednesday, October 6, 2021 4:27:22 PM

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Board of Supervisors  
San Francisco, California

Dear President Walton and Board of Supervisors:

I have lived in San Francisco for 18 years: many of them within a few hundred feet of 249 Texas Street.

I fully and completely support the CUA for 249 Texas Street. The Shapiro/Siu family is trying to build a house where they can both raise a family and take care of their aging mother. How can you and other San Francisco officials justify holding up a family moving into a home they purchased and want to live in? It is so difficult to be a family in San Francisco – what is the point of this useless expensive delay and is this really benefiting anyone?

The proposed building is completely reasonable and is in keeping with the other buildings on the street in both size and style.

I have known the Shapiro/Siu family for several years and know that they have been thoughtful, considerate, and careful to follow the difficult regulations of the planning process in San Francisco. After two public hearings, their CUA was approved by the Planning Commission 5-2. Why is this dragging out and how much longer do they need to fight before just giving up and leaving the city like so many other families?

It is heart-wrenching to hear all the abuse they have suffered when they just followed the rules. In fact, they have volunteered to make both units subject to San Francisco rent control.

Please join me in supporting the CUA for 249 Texas and the Siu/Shapiros and keep another family in San Francisco.

Sincerely,  
Ashley Hesslein

**From:** [David Hesslein](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Haney, Matt \(BOS\)](#); [ChanStaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** Support for CUA for 249 Texas  
**Date:** Wednesday, October 6, 2021 4:20:33 PM

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October 6, 2021

President Shamann Walton

Board of Supervisors

San Francisco, California

Dear President Walton:

I am writing in support of the CUA for 249 Texas Street and urging you to support it too.

I am your constituent and voted for you. I have lived in Potrero Hill for 15 years in two different houses, both within a block of 249 Texas Street. I am very familiar with this house, the street, and the surrounding neighborhood. I have walked up and down Texas Street countless times over the years.

The building that Joanne Siu and Kerry Shapiro are proposing is very much in keeping with the size of the other buildings on the block and is tasteful but not imposing when viewed from the street.

I know Joanne Siu because our daughters met several years ago and are friends. Joanne Siu and Kerry Shapiro are exactly the kind of people that are needed in Potrero Hill. They are an immigrant multi-generation family and we need more families with kids in San Francisco. Too many families are leaving San Francisco and Potrero Hill and any opportunity to keep them should be seized. As importantly, Joanne would like to use a portion of the proposed building to care for her mother who has dementia. My mother passed away in January of this year from dementia and Covid made it very difficult to visit her. It is a brutal disease. I regret not being able to spend more time with my mother and I think it is great that Joanne is trying to incorporate her mother's care needs into her home.

Joanne and Kerry's proposal for 249 Texas Street is reasonable and has been approved by the planning Commission 5-2. Joanne and Kerry have even agreed to have their building be subject to SF rent control.

They have been subjected to an absurd ordeal where multiple examples of ridiculous and false information have been pushed with little basis in fact.

I hope that you reject this appeal and place your support behind Joanne Siu and Kerry Shapiro and allow them the chance to build a home for their family.

Many thanks,

David Hesslein

**From:** [Gee, Natalie \(BOS\)](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** FW: Henry Karnilowicz – Letter of support  
**Date:** Tuesday, October 5, 2021 10:51:08 AM  
**Attachments:** [Letter of Support re Planning Case No. 2020-003223CUA.pdf](#)

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Good morning Clerk Team,

Please add this letter to the public correspondence to File No. 210791 for 249 Texas Street.

Thank you!

**Natalie Gee** 朱凱勤, Chief of Staff  
**Supervisor Shamann Walton, District 10**  
**President, Board of Supervisors**  
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282  
**Direct:** 415.554.7672 | **Office:** 415.554.7670

---

**From:** Henry Karnilowicz <[occexp@aol.com](mailto:occexp@aol.com)>  
**Sent:** Monday, October 04, 2021 9:41 PM  
**To:** Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>  
**Cc:** Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Preston, Dean (BOS) <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>; Melgar, Myrna (BOS) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>; Chan, Connie (BOS) <[connie.chan@sfgov.org](mailto:connie.chan@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** Henry Karnilowicz – Letter of support

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

Dear President Walton,

Attached is my letter of support for my neighbors in Noe Valley, who have an action before the Board of Supervisors on October 19 being an appeal of the Planning Commission's approval of the CUA for their 249 Texas Street future home.

Please do not hesitate to reach out to me if you have any questions

Cordially,

[Henry Karnilowicz](#)

President Emeritus  
San Francisco Council of District Merchants Associations

Co-chair  
SFPD x Chief's Small Business Advisory Forum

1019 Howard Street  
San Francisco, CA 94103-2806  
415.420.8113 cell

# HENRY KARNILOWICZ

President Emeritus  
San Francisco Council of District Merchants Associations

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October 4, 2021

President Shamann Walton  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

Dear President Walton:

I write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

As you know, I have been a San Francisco resident and activist for many years. Joanne Siu & Kerry Shapiro have been my neighbors since 2006, and I was dismayed to hear about the ordeal they have gone through in seeking approval to build a home for their family and Joanne's aging mother in Potrero Hill. In the hearings and in the Protest document, their individual characters have been maligned – they are called “unscrupulous” in the Protest, and lies have been spread about a tenant eviction that did not occur, and even implications that they are anti-immigrant. The level of bitterness surprises even me with my decades of experience being involved with San Francisco real estate and the planning process. It is also ironic considering Joanne is herself an immigrant, and the couple have lived in San Francisco for many decades.

Unlike the appellants and their supporters, I know Joanne & Kerry personally. They are kind neighbors and people of integrity. They are often seen walking their dog in the neighborhood and stopping to chat with neighbors. Their home is the gathering place for friends and extended family for family celebrations, birthdays as well as Chinese and Jewish holidays. It angers me to hear of such lies being spread about them. This is why I lend my support and provide testimony at the October appeals hearing on their behalf.

In addition to speaking with Joanne & Kerry, I have also done my own due diligence on this project. I have read the Potrero View article on their project, which is speckled with inaccuracies from the opponents. I have also reviewed the appellants protest, listened to the June 3<sup>rd</sup> planning commission hearing, and drove over to the site to get my own impression of the character of the neighborhood.

When I drove to the 200 block of Texas Street, I saw a mix of buildings - single family homes, condos, as well as apartment buildings. The buildings are from different time periods and their architecture and design reflect this. In my opinion, the proposed design for 249 Texas Street is beautiful and contributes to the neighborhood, incorporating new standards in building and structure science and energy efficient measures. The home is two stories above a garage and is in line with the size and character of nearby homes. In fact, the home is well within the 40 foot maximum building height and meets all of the requirements for setbacks (including front and rear setbacks). Joanne & Kerry did not ask for any variances or exceptions. They have worked with the Planning Department staff, and their CUA has been approved by the Planning Commission after thorough review by a 5-2 vote.

Lastly, I want to mention to you that Joanne is the primary caregiver to an elderly mother (Joyce) with dementia. The family's design for this home accommodates Joyce's growing needs and gives their daughter precious time and interactions with her grandmother.



RE:  
BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
October 4, 2021

Page 2 of 2

Please support the Planning Commission approval of the CUA for 249 Texas Street so this lovely family could build their home and care for Joyce.

Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Henry Karnilowicz".

Henry Karnilowicz

Cc:  
BOS

*"Think big, Shop Small"*

**From:** [Gee, Natalie \(BOS\)](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** FW: Support for CUA 249 Texas  
**Date:** Tuesday, October 5, 2021 10:52:07 AM  
**Attachments:** [Letter regarding BOARD FILE 210791 PLANNING CASE No. 2020-003223CUA.docx](#)

---

Good morning Clerk Team,

Please add this letter to the public correspondence to File No. 210791 for 249 Texas Street.

Thank you!

**Natalie Gee** 朱凱勤, Chief of Staff  
**Supervisor Shamann Walton, District 10**  
**President, Board of Supervisors**  
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282  
**Direct:** 415.554.7672 | **Office:** 415.554.7670

---

**From:** Marcus Wu <[marcus.wu@gmail.com](mailto:marcus.wu@gmail.com)>  
**Sent:** Tuesday, October 05, 2021 9:18 AM  
**To:** Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>  
**Cc:** ChanStaff (BOS) <[chanstaff@sfgov.org](mailto:chanstaff@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; MelgarStaff (BOS) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Preston, Dean (BOS) <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>  
**Subject:** Support for CUA 249 Texas

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

Dear President Walton, please accept the attached letter supporting the above-referenced project. The project will make a lovely addition to the neighborhood. Thank you, Marcus

Marcus Wu  
794 Rhode Island Street  
San Francisco, CA 94107

October 5, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

I write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

My name is Marcus Wu. I've been a San Francisco resident since 1977. For the last 20 years, I have lived in District 9. I learned about this project from the June issue of Potrero View <https://www.potreroview.net/proposed-teardown-on-texas-street-draws-opposition/> and from speaking with Joanne Siu.

I have reviewed the Planning Department report. Potrero Hill in general, and the blocks of Texas Street between Mariposa and 20<sup>th</sup> Street in particular, consists of single-family homes, condominiums, and apartment buildings from different eras and architectural styles. The proposed building for 249 Texas Street is an attractive building with two floors above a garage. Its size is within the range of the homes on the blocks and does not look out of character. The garden unit is below grade and is made possible by the topography of the lot.

The owners have followed the planning process and regulations and have worked with the San Francisco Planning staff for many months to refine the proposal. The building design meets all the requirements of the SF Planning Code – from the height of the proposed building, to the length of the building, to the dimensions of the lightwell and offsets from adjacent properties, etc. There is no variance or exception. The CUA has been vetted thoroughly by the Planning Commission over the course of two public hearings. The owners and their architect have incorporated changes in response to comments and requests from Planning Commissioners. The project has the support of the SF Planning Department, which recommended its approval, and the Planning Commission approved the CUA and the project by 5–2 vote.

The owners have followed all the rules laid out before them, working closely with the planning department and accommodating requests of the Planning Commissioners. They went as far as to agree to record a permanent restriction on their units to subject the units to SF rent ordinances.

As a lifelong San Francisco resident, I've witnessed the exodus of families with children. I admire the Siu family for its commitment to staying in San Francisco, and I hope that the Board can help them achieve this goal by approving the project.

Thank you for your time.

Sincerely,

/s/ Marcus Wu

**From:** [Kira Mead](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** Letter of Support for 249 Texas  
**Date:** Tuesday, October 5, 2021 12:12:29 PM  
**Attachments:** [249 Texas Letter of Support.pdf](#)

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Hi Shamann and Supervisors,

Please see the attached letter of support for 249 Texas St. I've attached it below as aPDF as well as in the body of this email.

To: President Shamann Walton, Board of Supervisors

My name is Kira Mead and I am writing this letter in support of the project at 249 Texas St. of Joanne Siu and Kerry Shapiro. I was the realtor for Joanne Siu and Kerry Shapiro and helped them buy 249 Texas in 2019 as a home that they were planning to remodel to accommodate their family as well as Joanne's mother who has progressive Alzheimers. They were looking to find a place that could be appropriately built to suit her Mother as she aged. Joanne told me about her relationship with her mother and how much she had sacrificed for her children and Joanne shared her desire to care for her mother in her final phase of life. We were never made aware of any eviction history for the home and were assured it had only been lived in by family members.

Joanne and Kerry care very much about building a home that will be a good fit in the neighborhood and the two stories above a garage is sensitive to the existing mix of homes on the street and in Potrero. They care about being good SF neighbors to others and it is disappointing that the people challenging this project are so willing to attack others and to throw away these relationships.

My understanding is that this home is code-compliant and did not seek any exception or variance from SF building code and regulations and also that it has been approved by the Planning Commission. It is a waste of taxpayers money and time for this to be rehashed time and again.

I urge the Commission to approve this project so Joanne and Kerry can move forward with it and close this long chapter.

Sincerely,  
Kira Mead  
[kiramead@gmail.com](mailto:kiramead@gmail.com)  
415.305.8737



**2018 and 2019 #1 Companywide Team | Top 1% of all SF Realtors**

KIRA MEAD       [RealSFProperties.com](#)      We  Referrals!  
Corcoran Global Living       [kira@realsfproperties.com](mailto:kira@realsfproperties.com)  
CalBRE# 01905944       [\(415\) 305-8737](tel:4153058737)



10/5/2021

To: President Shamann Walton, Board of Supervisors

My name is Kira Mead and I am writing this letter in support of the project at 249 Texas St. of Joanne Siu and Kerry Shapiro. I was the realtor for Joanne Siu and Kerry Shapiro and helped them buy 249 Texas in 2019 as a home that they were planning to remodel to accommodate their family as well as Joanne's mother who has progressive Alzheimers. They were looking to find a place that could be appropriately built to suit her Mother as she aged. Joanne told me about her relationship with her mother and how much she had sacrificed for her children and Joanne shared her desire to care for her mother in her final phase of life. We were never made aware of any eviction history for the home and were assured it had only been lived in by family members.

Joanne and Kerry care very much about building a home that will be a good fit in the neighborhood and the two stories above a garage is sensitive to the existing mix of homes on the street and in Potrero. They care about being good SF neighbors to others and it is disappointing that the people challenging this project are so willing to attack others and to throw away these relationships.

My understanding is that this home is code-compliant and did not seek any exception or variance from SF building code and regulations and also that it has been approved by the the Planning Commission. It is a waste of taxpayers money and time for this to be rehashed time and again.

I urge the Commission to approve this project so Joanne and Kerry can move forward with it and close this long chapter.

Sincerely,

Kira Mead

[kiramead@gmail.com](mailto:kiramead@gmail.com)

415.305.8737

**From:** [Jennifer Jimenez-Cruz](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Support for CUA 249 Texas St.  
**Date:** Tuesday, October 5, 2021 1:14:59 PM  
**Attachments:** [SupportCUA249Texas--JenniferJC.pages](#)

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

Please see the attached letter for support of CUA 249 Texas St.

Thanks,  
Jennifer Jimenez-Cruz  
312 Texas St., San Francisco, CA 94107

**From:** [Robert Passaro](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors. \(BOS\)](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Tuesday, October 5, 2021 4:48:00 PM  
**Attachments:** [APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET.pdf](#)

---

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

President Walton, Ms. Angela Calvillo,

Attached please find my letter of support for the following case regarding 249 Texas Street in San Francisco:

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

Please let me know if you have any questions, and thank you for your time.

best regards,  
Robert Passaro



October 5th, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton:

My name is Robert Passaro, and I voted for you as our supervisor in District 10. I recall speaking with you, both on the steps of my home while you were campaigning as well as via email regarding the unaddressed spate of catalytic converter thefts that continue unabated in our neighborhood. I am very familiar with all of the issues affecting San Francisco, including its dire housing, affordability, and crime issues.

I've lived in Potrero Hill since 1999, in both rent-controlled units and personally owned single-family homes, and I live near the home in question. I am deeply familiar with the neighborhood, including its diverse architectures, particularly how they relate to San Francisco's Residential Design Guidelines (and the proposed house does not in any way violate them). I am also deeply familiar with the planning department, and how long it takes to get approval for any sort of renovation work. It is slow, expensive, and effectively a conceptually flawed system that contributes in large ways to the high cost of living in San Francisco, while its intent was to do the exact opposite, particularly with regards to teardown policies. The appeal at hand is a sadly ironic yet perfect example of the flaws of said system.

As I understand it, the owners of 249 Texas Street went through all of the steps required for approval in that system, and have met all of the requirements therein. Therefore, there is only one conclusion that should be reached, and quickly: the project should be allowed to continue as proposed.

Regards,

Robert Passaro

**From:** [Joanne Siu](#)  
**To:** [Robert Passaro](#)  
**Cc:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)  
**Subject:** Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Tuesday, October 5, 2021 6:39:41 PM  
**Attachments:** [APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET.pdf](#)

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

Thank you!

Please excuse typos - sent from my iPhone

On Oct 5, 2021, at 4:47 PM, Robert Passaro <[rob.passaro@gmail.com](mailto:rob.passaro@gmail.com)> wrote:

President Walton, Ms. Angela Calvillo,

Attached please find my letter of support for the following case regarding 249 Texas Street in San Francisco:

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS  
STREET

Please let me know if you have any questions, and thank you for your time.

best regards,  
Robert Passaro

October 5th, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton:

My name is Robert Passaro, and I voted for you as our supervisor in District 10. I recall speaking with you, both on the steps of my home while you were campaigning as well as via email regarding the unaddressed spate of catalytic converter thefts that continue unabated in our neighborhood. I am very familiar with all of the issues affecting San Francisco, including its dire housing, affordability, and crime issues.

I've lived in Potrero Hill since 1999, in both rent-controlled units and personally owned single-family homes, and I live near the home in question. I am deeply familiar with the neighborhood, including its diverse architectures, particularly how they relate to San Francisco's Residential Design Guidelines (and the proposed house does not in any way violate them). I am also deeply familiar with the planning department, and how long it takes to get approval for any sort of renovation work. It is slow, expensive, and effectively a conceptually flawed system that contributes in large ways to the high cost of living in San Francisco, while its intent was to do the exact opposite, particularly with regards to teardown policies. The appeal at hand is a sadly ironic yet perfect example of the flaws of said system.

As I understand it, the owners of 249 Texas Street went through all of the steps required for approval in that system, and have met all of the requirements therein. Therefore, there is only one conclusion that should be reached, and quickly: the project should be allowed to continue as proposed.

Regards,

Robert Passaro

**From:** [Kacy Hutchison](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#)  
**Subject:** Support for 249 Texas CUA  
**Date:** Wednesday, October 6, 2021 9:51:57 AM  
**Attachments:** [Support letter CUA for 249 Texas Street.docx](#)

---

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

Please find attached letter to support CUA for 249 Texas Street.

Sincerely,

Kathryn C. Hutchison

October 5, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
SUPPORT OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

I write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

My name is Kathryn Hutchison. I am a Bay Area native and have lived in San Francisco for 15 years. I learned about this project from speaking with Joanne Siu, a friend and former colleague. She and her partner Kerry Shapiro are trying to build a home to accommodate their multi-generational family in San Francisco, where they have each been long standing residents.

I have reviewed the Planning Department report/Appellant's Protest/Potrero View newspaper article. I am quite concerned about this situation and with the lack of integrity the people trying to block this legal construction plan have shown. I live a few blocks away from Texas Street on Connecticut Street in Potrero Hill. I purchased my home in 2014 and know this neighborhood is more welcoming than what Joanne is experiencing. The Appellant's protest simply lacks facts and makes assertions that are untrue. This protest is adding enormous stress and harming a family that does not deserve it. All the owners want to do is build a home to accommodate Joanne's aging mother who suffers from Alzheimer's disease. This is particularly important to Joanne who came to this country at the age of nine and knows firsthand the sacrifices her parents made to give her and her sisters a new life. Joanne now wants to honor that sacrifice and make sure she can care for her mother when she needs it most.

Joanne and Kerry have followed all the rules laid out before them, working closely with the planning department, and accommodating requests of the Planning Commissioners. They went as far as to agree to record a permanent restriction on their units to subject the units to SF rent ordinances. By contrast, the appellant's protest calls the owners "unscrupulous," and their application as containing "falsehoods and fabrications" and even alleges misconduct by the planning staff. The appellants have clouded the truth with rumors that the owners evicted their former tenants when there is no evidence of eviction or mistreatment of tenants. These allegations are untrue and not supported by facts.

The building design meets all the requirements of the SF Planning Code – from the height of the proposed building to the length of the building, to the dimensions of the lightwell and offsets from adjacent properties. There is no variance or exception. The Planning Commission has vetted the CUA thoroughly over the course of two public hearings. The owners and their architect have incorporated changes in response to comments and requests from Planning Commissioners.

I urge you to reject the Appellant's protest. The Appellant's use of lies to build sentiment to block this construction should not be rewarded. Joanne and Kerry are kind, compassionate and upstanding members of the community. The community would be lucky to have them reside here with their family. San Francisco needs more families staying in the city rather than heading to the suburbs. The project has the support of the SF Planning Department, which recommended its

approval, and the Planning Commission approved the CUA and the project by a vote of 5 to 2. Please allow the project to move forward enabling Joanne and Kerry to have the multigenerational home to care for their family.

Thank you in advance for your consideration of these comments.

Sincerely,

*Kathryn C. Hutchison*

Kathryn C. Hutchison

CC: Angela Calvillo, Clerk of the San Francisco Board of Supervisors  
Supervisor Connie Chan, District 1  
Supervisor Matt Haney, District 6  
Supervisor Rafael Mandelman, District 8  
Supervisor Gordon Mar, District 4  
Supervisor Myrna Melgar, District 7  
Supervisor Aaron Peskin, District 3  
Supervisor Dean Preston, District 5  
Supervisor Hillary Ronen, District 9  
Supervisor Ahsha Safai, District 11  
Supervisor Catherine Stefani, District 2

**From:** [Kathleen Dodge Doherty](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Wednesday, October 6, 2021 9:56:42 AM  
**Attachments:** [249 Texas Street appeal.docx](#)

---

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

Dear President Walton, Ms. Angela Calvillo,

Please find a letter of support attached for the following case regarding 249 Texas Street in San Francisco:

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

Please let me know if you have any questions or concerns.

Kind regards,  
Kathleen

October 6th, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton:

My name is Kathleen Doherty. I've lived in Potrero Hill since 2006, in housing ranging from apartments to condos to now a single-family home. I know that housing is a hot topic in San Francisco politics, and I don't envy anyone the task of figuring out how to manage it to the best of our entire community.

That being said I've known the family that is trying to build at 249 Texas Street for over eight years, as their daughter goes to school with my kids near Jackson Park. I know that they're excited to move closer to school and work, have lived in San Francisco for years, and plan for their home to be a safe haven for their aging mother as well. They have always been active and supportive members of our school community, and I trust they will be active and supportive members of the Potrero Hill community as well.

I will admit that I'm rather baffled as to why they are being challenged on their renovation, given that it meets all the San Francisco building codes. I have never built or remodeled a home, however all I seem to hear are horror stories about the difficulty of doing so. If a renovation has met all the requirements, I can't understand why it wouldn't be approved, barring egregious extenuating circumstances.

To the best of my knowledge, the owners of 249 Texas have gone through all the steps required by the planning department and have stayed within all the guidelines and regulations. Therefore, I'm happy to advocate on their behalf as a family that seeks to join the Potrero Hill community.

Kind regards,

Kathleen Doherty



**From:** [Jill Jarrett](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [ChanStaff \(BOS\)](#)  
**Subject:** In support of 249 Texas Street - potrero hill  
**Date:** Wednesday, October 6, 2021 10:51:04 AM  
**Attachments:** [Support of 249 Texas Street.pdf](#)

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

Please consider the attached letter.

Thank you for all you have done, and continue to do, to keep our city moving in the right direction during these unprecedented times.

October 6, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

I write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

I have lived in Potrero hill for over 20 years, first living on Missouri street, then moving to Arkansas street. I have loved the neighborhood and San Francisco and hope to continue to live here. Over the years, it has saddened me to see so many families leave this amazing city. I'm sure you are more than aware San Francisco has one of the lowest percentages of school-age children and teens of any major city in the country. I feel one driving factor in the loss of children in our city is due to the inability to find appropriate housing. It is my strong feeling that we need to do everything we can to provide the appropriate housing for families to stay and grow within our city.

I was made aware of the below project from Joanna Sui and Kerry Shapiro <https://www.potrereview.net/proposed-teardown-on-texas-street-draws-opposition/> . This project is exactly what we need to allow families to stay in San Francisco.

The owners have followed the planning process and are designing the building to meet all requirements of the SF Planning Code. They are not asking for **any** variances or exceptions. I have a very hard time understanding how it can be that when following all codes and regulations and working closely with the planning department, it remains so very difficult to build something to accommodate a family in San Francisco. The added cost that is put on these projects, to get through the planning department, is yet another driver of families leaving the city. This is just unacceptable.

I personally love the design they have chosen. Potrero continues to be such a beautiful neighborhood with so many amazing and varying designs. To me, it is just as we hope our city to be, full of different people of all types and designs.

A city without families is such a travesty, and it seems we continue to head in that direction. I urge you to do what you can to make San Francisco open to all, including families with children and elderly.

Thank you

  
Jill Jarrett  
481 Arkansas Street

**From:** [Amadeia Rector](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Gweltaz Lever](#)  
**Subject:** Tenants in support of CUA for 249 Texas  
**Date:** Wednesday, October 6, 2021 11:57:07 AM  
**Attachments:** [Tenants in support of CUA for 249 Texas.pdf](#)

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

President Walton:

Please find attached a letter of support for CUA for 249 Texas St. We are the current tenants residing at 249 Texas St. and would like to voice our support for Joanne Siu and Kerry Shapiro.

Respectfully,  
Amadeia Rector and Gweltaz Lever

October 6, 2021

President Shamann Walton

Board of Supervisors

City Hall

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, California 94102-4689

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA

APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton,

We write in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

As current residents of 249 Texas Street, we, Amadeia Rector and Gweltaz Lever, hope to give a tenant's perspective on Joanne Siu and Kerry Shapiro's housing plans. Since the house viewing and application process, our landlords have been transparent about their housing plans. We signed our lease in October 2020 with the understanding that our lease at 249 Texas St. would end around October 2021 as our landlords were in the process of applying for a housing permit with the city of San Francisco. In no way are we being unscrupulously evicted. We have had for the past year maintained a positive relationship with our landlords.

The previous tenants, Matt and Hannah initially showed us the house at the end of September 2020 as we were interested in renting the house. Matt and Hannah both seemed to have a pleasant experience at the apartment. They openly shared with us how helpful the landlords were at addressing issues around the house such as installing wall heaters, a new dryer, etc. They seemed to report that Joanne and Kerry were also very laid back when it came to any remodeling such as agreeing to let them take a door down going from the kitchen to the living room, hanging art on the walls and other adjustments. When we asked what made the two tenants decide to move out, they mentioned that they would like to take advantage of the working from home period to explore the United States: starting by spending some time in Southern California. A decision easily understandable given that the New Zealand couple only recently moved to the United States. Based on our brief encounter and some email follow-up questions, the previous tenants and landlords seemed to have a relationship in good standing.

Our own interactions with Joanne Siu have been transparent from the start. She took the time to meet with us in person to explain the situation about their plan to remodel the house and allow us to ask any clarifying questions. The honesty and transparency made us decide to sign the lease. Furthermore, because we potentially would have had to commute back to offices in the Peninsula, this one year lease aligned with our personal housing needs as we were considering moving closer to our offices at the end of the pandemic. The second meeting during which we finalized the lease Joanne made sure once again that we were aligned on its duration.

Throughout our time at 249 Texas Street, we have clearly and amicably communicated with our landlords. The one house repair issue we had (a light issue in the bathroom) which Joanne helped us resolve in a timely

manner by arranging an electrician's visit. As the year progressed Joanne has kept us up to date on the house's impending demolition plan.

We have maintained a friendly tenant-landlord relationship with Joanne, and she and Kerry have never disrespected our tenant rights or acted untowardly. It came as a surprise to hear about a rumor that we are being kicked out and treated unfairly by the landlords. Furthermore, it is hard to understand how it started spreading as none of the neighbors have approached us to ask about our wellbeing or inquire as to whether we are being wrongly evicted.

In conclusion, we have been fully aware of Joanne and Kerry's plan to demolish the current house at 249 Texas Street and understand their desire to rebuild the property to have the ability to accommodate for Joanne's elderly mother. We remain reachable by email shall you have any further questions.

Respectfully,

Amadeia Rector & Gweltaz Lever

The image shows two handwritten signatures in black ink. The signature on the left is 'Amadeia Rector' and the signature on the right is 'Gweltaz Lever'. Both are written in a cursive, flowing style.

**From:** [Mike Holland](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** Support for CUA 249 Texas, a code compliant proposed home and approved 5-2 by planning commission  
**Date:** Wednesday, October 6, 2021 3:31:38 PM  
**Attachments:** [support letter for CUA 249 Texas MH.pdf](#)

---

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Dear President Walton and Board of Supervisors:

I, Mike Holland, A resident of San Francisco since 2001, and a resident of Potrero Hill since 2004, submit a letter of support for CUA 249 Texas St, a proposed code compliant home which has been approved by the planning commission by a 5-2 vote.

Sincerely,  
Mike Holland

October 6, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

I am writing in support of the SF Planning Commission's approval of the CUA for 249 Texas Street.

My name is Mike Holland and I have lived in San Francisco since 2001. I learned about this project from the article in the June issue of The Potrero View <https://www.potreroview.net/proposed-teardown-on-texas-street-draws-opposition/>, about the Siu/Shapiro family that is trying to build a home to accommodate their multi-generational family in San Francisco, where they have resided since the 1990s and 1980s, respectively.

I have also reviewed the Planning Department report, and the Appellant's protest.

Initially, I was just appalled at the waste of taxpayers money over this frivolous abuse of the system by the appellants. And now, I've come to be quite upset at the ruse that the appellants are using to try to keep out the Siu/Shapiro's and their family. Why is that? Is it to protect their views from south of the property, or the light at the north of the property? Unfortunately, these are not protected in San Francisco. And planning understands this. And they ruled appropriately. Or is it something else these neighbors don't like about the Siu-Shapiro family? Is it a race issue? Seems odd to me.

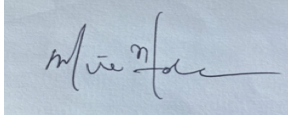
Potrero Hill in general, and the blocks of Texas Street between Mariposa and 20<sup>th</sup> Street in particular, consists of single-family homes, condominiums, and apartment buildings from different era and architectural styles. Just like the rest of Potrero Hill. To say that the contemporary style is out of character or too large is disingenuous at best, and a downright lie at worst. The proposed building for 249 Texas Street is an attractive building with two floors above a garage. Its size is within the range of the homes on the block and does not look out of character. The garden unit is below grade and is made possible by the topography of the lot. It's a nice looking design. It blends in well. It looks like it belongs in Potrero Hill.

As far as I understand, the owners have followed the planning process and regulations and have worked with the San Francisco Planning staff for many months to refine the proposal. The building design meets all the requirements of the SF Planning Code – from the height of the proposed building, to the length of the building, to the dimensions of the lightwell and offsets from adjacent properties, etc. There are no variances or exceptions. The CUA has been vetted thoroughly by the Planning Commission over the course of two public hearings. The owners and their architect have incorporated changes in response to comments and requests from Planning Commissioners. The project has the support of the SF Planning Department, which recommended its approval, and the Planning Commission approved the CUA and the project.

By contrast, the appellants have clouded the truth with rumors and insinuations. They have used fear and lies to solicit support for their appeal without any regard for the truth. This is clearly an abuse of the appeals process, President Walton, I urge you to reject this appeal and allow the Siu-Shapiro family to build their home.

We, and the Board of Supervisors, should be focused more on stopping ugly monstrosities like 300 De Haro Street, which abuses the process, and will be a detriment to the neighborhood. Not 249 Texas. 249 Texas St. as planned, will be a nice addition. Let this family build their home, and stop this nonsense.

Sincerely,

A handwritten signature in black ink on a light blue background. The signature is written in a cursive style and appears to read "Mike Holland".

Mike Holland



**From:** [Sharmila Hutchins](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)  
**Subject:** Support for CUA for 249 Texas Street, San Francisco  
**Date:** Wednesday, October 6, 2021 4:53:00 PM  
**Attachments:** [Support for 249 Texas.pdf](#)

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

Dear President Walton,

I write in support of the San Francisco Planning Commission's approval of the CUA for 249 Texas St, San Francisco. My letter of support is attached below.

Thank you.  
Sharmila Hutchins

October 6, 2021

To:

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

Dear President Walton,

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu, her husband and daughter while living in Noe Valley. Like Joanne, we love the city and want to see more multi-generational families living in city neighborhoods such Potrero Hill. My wife and I fundamentally believe that this level of diversity is important for the city and the community at large. What Joanne and Kerry Shapiro, her husband, is embarking on is highly commendable and good for our Potrero Hill community. The proposed project is in keeping with, and meets, the San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners, so it should be allowed. Furthermore, the planning department supported their project, and the Planning Commission approved the project 5-2.

Please let's help this family take care of their elderly parent, with a progressive, debilitating disease while providing an environment that their child could thrive in. I respectfully ask that you support the Planning Commission approval of the CUA for 249 Texas Street.

Thanks in advance for your kind review and consideration.

Sincerely,

Clifford M. Samuel  
441 Jersey Street  
San Francisco, California  
94114

Filename: support for 249 Texas.docx  
Directory: /Users/cliffordsamuel/Library/Containers/com.microsoft.Word/Data/Documents  
Template: /Users/cliffordsamuel/Library/Group Containers/UBF8T346G9.Office/User Content.localized/Templates.localized/Normal.dotm  
Title:  
Subject:  
Author: Joanne Siu  
Keywords:  
Comments:  
Creation Date: 10/6/21 5:33:00 PM  
Change Number: 2  
Last Saved On: 10/6/21 5:33:00 PM  
Last Saved By: Clifford Samuel  
Total Editing Time: 1 Minute  
Last Printed On: 10/6/21 5:33:00 PM  
As of Last Complete Printing  
Number of Pages: 1  
Number of Words: 232  
Number of Characters: 1,296 (approx.)

**From:** [stacy\\_passman](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** 249 Texas  
**Date:** Wednesday, October 6, 2021 5:00:08 PM  
**Attachments:** [Siu-Shapiro BOARD FILE 210791.pdf](#)

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

I have attached a letter of support for Joanne Siu and Kerry Shapiro.

Warmly,

Stacy Passman

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Stacy Passman  
[spassman@gmail.com](mailto:spassman@gmail.com)  
415.613.6872

I recommend joining the Americans of Conscience Checklist [here](#).

**STACY PASSMAN**  
1329 Masonic Ave  
San Francisco, CA 94117

President Shamann Walton  
Board of Supervisors  
San Francisco, California

October 7, 2021

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

Dear President Walton;

My name is Stacy Passman, I have lived in San Francisco since 2002, and I have known Joanne Siu and Kerry Shapiro since our kids met going to the same preschool. Later our kids went to religious school together. This has been a long friendship.

I found out about their plight after reading the article in *The Protrero View*. I knew I had to write you.

It is appalling that an immigrant family with an aging mother with Alzheimer's cannot build a home that has already been through the planning process and approved. It is waste of taxpayer money to allow neighbors to derail projects that have been approved by the city and do not seek any exception or variance from San Francisco Building Code and regulations.

We should be looking for ways for people to live with their elderly parents not coming up with ways to stop them. *The Protrero View* article was not fact checked. It has been owner-occupied for a long time and Ms. Siu and Mr. Shapiro like good citizens went through the formal review process and made all necessary changes. This is a no-brainer, let them build this house.

We need more citizens like Ms. Siu and Mr. Shapiro.

Warmly,



Stacy Passman

**From:** [Clifford Samuel](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Preston, Dean \(BOS\)](#); [MandelmanStaff \(BOS\)](#)  
**Subject:** Re: PLANNING CASE No. 2020-003223CUA:APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Wednesday, October 6, 2021 5:45:19 PM  
**Attachments:** [support for 249 Texas.pdf](#)

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October 6, 2021

**To:**

President Shamann Walton

Board of Supervisors

San Francisco, California

**Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS  
STREET**

Dear President Walton,

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu, her husband and daughter while living in Noe Valley. Like Joanne, we love the city and want to see more multi-generational families living in city neighborhoods such Potrero Hill. My wife and I fundamentally believe that this level of diversity is important for the city and the community at large. What Joanne and Kerry Shapiro, her

husband, is embarking on is highly commendable and good for our Potrero Hill community. The proposed project is in keeping with, and meets, the San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners, so it should be allowed. Furthermore, the planning department supported their project, and the Planning Commission approved the project 5-2.

Please let's help this family take care of their elderly parent, with a progressive, debilitating disease while providing an environment that their child could thrive in. I respectfully ask that you support the Planning Commission approval of the CUA for 249 Texas Street.

Thanks in advance for your kind review and consideration.

Sincerely,

Clifford M. Samuel 441 Jersey Street, San Francisco, California 94114

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Clifford Samuel | Principal | PCMS1 Consulting, LLC. | San Francisco, CA | M: [+1 415 200-9507](tel:+14152009507) | E: [cliffordsamuel415@gmail.com](mailto:cliffordsamuel415@gmail.com)

[Schedule a meeting with me here:](#)

October 6, 2021

To:

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

Dear President Walton,

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu, her husband and daughter while living in Noe Valley. Like Joanne, we love the city and want to see more multi-generational families living in city neighborhoods such Potrero Hill. My wife and I fundamentally believe that this level of diversity is important for the city and the community at large. What Joanne and Kerry Shapiro, her husband, is embarking on is highly commendable and good for our Potrero Hill community. The proposed project is in keeping with, and meets, the San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners, so it should be allowed. Furthermore, the planning department supported their project, and the Planning Commission approved the project 5-2.

Please let's help this family take care of their elderly parent, with a progressive, debilitating disease while providing an environment that their child could thrive in. I respectfully ask that you support the Planning Commission approval of the CUA for 249 Texas Street.

Thanks in advance for your kind review and consideration.

Sincerely,

Clifford M. Samuel  
441 Jersey Street  
San Francisco, California  
94114



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Template: /Users/cliffordsamuel/Library/Group Containers/UBF8T346G9.Office/User Content.localized/Templates.localized/Normal.dotm  
Title:  
Subject:  
Author: Joanne Siu  
Keywords:  
Comments:  
Creation Date: 10/6/21 5:33:00 PM  
Change Number: 2  
Last Saved On: 10/6/21 5:33:00 PM  
Last Saved By: Clifford Samuel  
Total Editing Time: 1 Minute  
Last Printed On: 10/6/21 5:33:00 PM  
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Number of Pages: 1  
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**From:** [michell.morales](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Gee, Natalie \(BOS\)](#)  
**Subject:** Save 249 Texas Street – overturn the CUA  
**Date:** Tuesday, October 12, 2021 1:24:08 PM

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

Dear Supervisors,

I oppose the CUA approval to destroy this home that once provided housing for me and my family. I am a young adult who grew up and spent my childhood in 249 Texas on the bottom unit that the new owners claimed did not exist. I immigrated from Colombia when I was a child – I moved into Texas Street when I was 9 years old. I don't live there anymore and I have nothing to gain or lose by telling you the truth of the home – it's just important that you know the truth from a person who grew up there and lived there until I moved for college.

It is unclear to me how the City could approve to demolish a Victorian to rebuild a modern mansion for one small family in our district that is zoned for 2-unit homes to house two families at a time. The Sponsors say the building is unsafe and unfit for a family but it is not true as my mother, step-father, uncle and I lived there and sometimes we rented rooms there too. **The Sponsor's presentation of the interior of the home they want to destroy is dishonest – the plans they submitted change the bedrooms into storage rooms to mislead the decision makers that the ceilings do not conform among other items.** This is simply a way to make a house (that they are currently renting at market rate) seem unlivable and unsafe so they can justify destroying it.

Allowing them, because they are powerful attorneys who can afford other powerful attorneys, to not follow the law and chase loopholes that are against city policy is immoral. The neighborhood is supposed to have a say in what happens but the system seems set up to fail neighbors unless they have access, extreme wealth or connections.

**The brief submitted on October 7<sup>th</sup> from the applicants focuses on discrediting my Hispanic/Latinx blended and working class family and the other neighbors instead of addressing the violations of law.** Their statement that my step-father did not own the house until 2006 is untrue. He was born in that house but because he couldn't financially afford to own it outright, so he had his best friend, Richard Boyd, move into the top and become a co-owner. This only shows that he fought so hard for his family house then, as he is now.

Please overturn the CUA and work with the neighborhood on a design that makes sense as no one clearly wants to demolish the original Victorian and replace it with an offensive, giant building. The owner initially had only one letter in support of their house while the opposition group had extraordinary support as evidenced in both the hearing and continuance, and the multiple groups that got involved. **The letters of support that now come in from them are from their child's private school friends in Potrero and not from people actually living within the radius of the building.** The existing longtime neighbors should be just as important, if not more than important, than newcomers coming in who are disregarding the needs of the neighborhood. **Acknowledge the equity issues at stake in this case.**

Sincerely,

Michell Morales

Former inhabitant of 249 Texas Street

PS – I am a real person. The Sponsor's made it seem like we weren't real people, and like our tenant Jose who lived with us wasn't real. Here is a picture of me below!

**From:** [John deCastro](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** 249 Texas Opposition  
**Date:** Thursday, October 14, 2021 11:28:14 AM

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Dear Supervisor Walton

I am opposed to the Planning Commission's approval of the Conditional Use Authorization for 249 Texas because the project is neither necessary or desirable.

My family has owned rental property in Potrero Hill for over 40 years. I have lived on Potrero Hill since 1979.

I follow the rent control rules and landlords who are accused of not following the rules just invite the more regulations or ballot measures that impact my family holding.

I hope the Supervisors direct the developer to explore options to retain the existing two rent controlled units at 249 Texas.

Regards

John

John deCastro  
[2jbdecastro@gmail.com](mailto:2jbdecastro@gmail.com)

**From:** [gavin](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Opposition to CUA for 249 Texas Street  
**Date:** Thursday, October 14, 2021 10:26:33 AM

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Dear President Walton and Board of Supervisors,

Unlike a lot of letters you are receiving for support of the CUA, I actually live here – 2 houses down from the project at 249 Texas Street. I support the opposition. I am an owner at 237 Texas Street, have lived here since 2008, am a Mechanical Engineer in Silicon Valley, and have lived in San Francisco since 1989. I have four children.

I am opposed to this project proceeding, for a variety of reasons, outlined below.

Primarily my opposition is related to how this project has worked through the planning department and commission process. San Francisco is a fantastic city, and one significant reason for that is that it is beautiful, full of charm, has quirks, and is rich in history. These details are not just the textbook version (stories, adventures, ...), but what is all around us in every neighborhood in the City. An important aspect of maintaining these qualities rests with the Planning Commission. I fully support the work the Planning Commission does to preserve our city.

The project sponsors at 249 Texas seem to have disregarded neighbors, and treated as insignificant the Planning Commission. From not informing neighbors, from not engaging neighbors, from lying to the Planning Commission during hearings, the actions of this party have infuriated me. The purpose of the Planning Commission is to ensure that development is done in a way that balances the joint \*and\* competing interests of the various parties. The Planning Commission cannot function if the actions of one party are an attempt to make it impotent.

For that reason, I oppose the approval of the Conditional Use Authorization, and request that the process revert to an earlier stage where the Commission is given accurate information, and can make an informed decision.

Some of the specific details that I believe have tainted the process:

- The subject property is and has been (for a long time) a 2-unit, 2-family home. Stipulations to the contrary by the owners are not correct, and impede the Planning Commission from making informed decisions
- The property is not unsafe or run-down. Again, this has been insisted by the owners, and I can only assume this was done to influence and manipulate the Planning Commission (in fact, it is currently rented, and not as a “rent-at-your-peril” offering)
- Notification to neighbors was not performed as required. This may seem trivial, but I believe was intentional in order to achieve their goal

I don't believe this behavior should be tolerated by the Planning Commission and Department which are both funded by taxpayers and should be impartial. The Commission cannot do the work required for the people of San Francisco if this is rewarded.

The owners have the opportunity to achieve what they desire, but please have them start over where information is honest, and let the result be what it is. Any decisions that were made by the Planning Commission during those hearings are tainted. I attended both Conditional Use Authorization

hearings, and heard the outright lies.

Sincerely,  
Gavin Murphy

gavin g murphy  
mobile: 415.613.2447

**From:** [Valencia, Ernesto](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** Fw: 249 Texas  
**Date:** Thursday, October 14, 2021 8:48:21 AM  
**Attachments:** [Picture1.png](#)  
[Picture2.png](#)  
[Picture3.png](#)

---

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To be included in the packet.

*Regards,*

*Ernesto Valencia*

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**From:** Valencia, Ernesto  
**Sent:** Wednesday, October 13, 2021 10:42 AM  
**To:** Shamann.Walton@sfgov.org <Shamann.Walton@sfgov.org>; Gee, Natalie (BOS) <Natalie.Gee@sfgov.org>  
**Subject:** 249 Texas

Dear President Walton & Natalie:

I'm the former owner of 249 Texas who met with you last month. **Please take 3 minutes to read this - it's not just complaining but has actual information that is essential for the upcoming appeal** and I know our one minute of public comment will not give me the chance to explain. **The Commission approved this build accepting the Sponsors description which I will explain are not true below.**

The Sponsors, the Shapiros, have challenged my relationship to the house and implied I fabricated tenant leases. It is unclear why they would do something so deceitful and deeply offensive except to discredit the appeal - but both those things are easily provable (the tenants are real people who I know to do this day, and the assessors records make everything else clear). Also, I don't know how for so long they denied the existence of the second unit with a straight face because during the sale, every potential buyer was given two keys to enter the units separately, and the second unit was recently remodeled, so it was clear it was second unit. Anyways, I met with the neighborhood on Saturday morning to clarify some key facts that you should have. Every single set of descriptions of the house that the Sponsor submitted are wrong - I wrote out the truth below.

**Here is the truth about this two-unit property.**

1) The house was built in 1900. My father and mother owned the property since approximately 1951, with ownership passing to myself, my brothers and mother when my father passed away. In 2006, a close friend (Richard Boyd) of mine and I bought out my brothers and

became 'joint tenants' at the time, and in 2018 'tenants in common'. Shapiro's (through their documents submitted to the board) suggestion that I owned and lived at 249 Texas St. only since 2006 is wrong. The Planning Department can check the assessors' records to find out the facts.

2) I lived in the home my entire life from birth - same with my many brothers. From 2006 to 2019, my family, me and several tenants, lived in the bottom unit. Rich lived in the top unit. The Shapiros claiming otherwise is wrong.

3) I leased a room in the bottom unit, where I lived with my family to multiple tenants, including two tenants in the 5-year span prior to me selling the home in 2019. These working-class tenants paid \$850 and \$1100 dollars in rent, as is proven by the leases that are included with the brief submitted by the neighbors opposing this project.

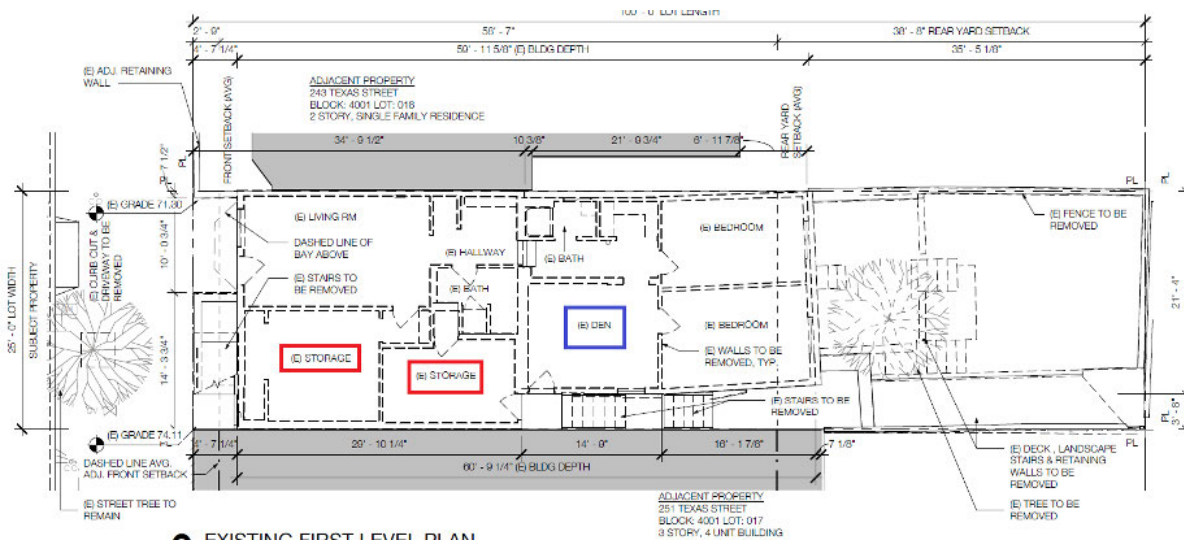
4) I lived in the bottom unit. The bottom unit includes **three bedrooms, a kitchen, a living room, multiple storage spaces, and its own entrance.** Here are the facts:

1. *Other than the living room, which is a converted garage, each room has code-compliant ceilings that are at least 7'-6" tall. In fact, the entire back half of the home has a lower floor than the front half, so clearly, the ceilings are more than code-compliant in the back.*
2. *The master bedroom is in the front of the home, whereas two additional bedrooms are in the back of the home.*
3. *All bedrooms are attached to the main living area, either to the kitchen, the living room or connecting hallways.*
4. *The unit includes two bathrooms, a full kitchen, and a pantry that includes washer and dryer hook-ups.*
5. *The unit is over 1,376 square feet in size if you include the storage rooms.*
6. *Only storage spaces are not connected to the main home.*
7. *The unit was remodeled in 2016, with new cabinets, flooring, paint and more.*

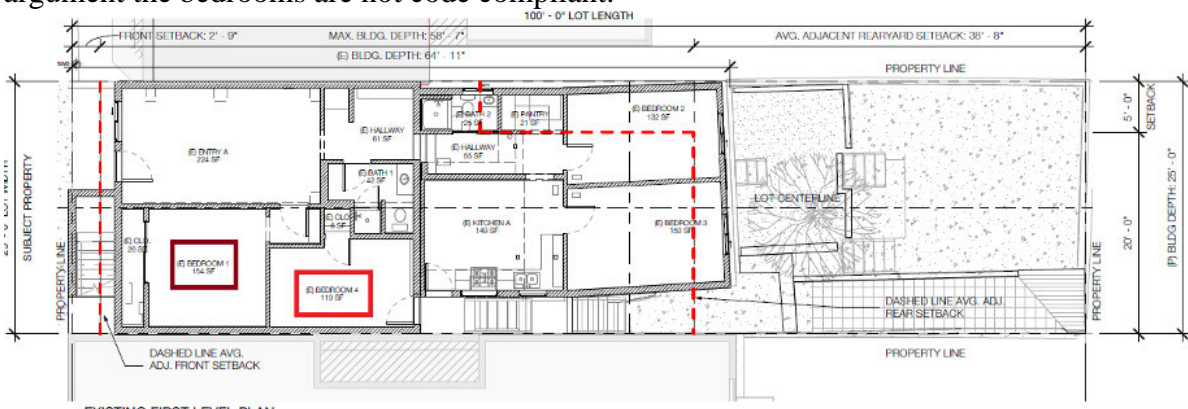
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This plan dated in February omits the kitchen in the unit (blue rectangle). Presumably, they were trying to avoid acknowledging that the unit was in fact a stand-alone unit, which they were forced to recognize at the first hearing. Additionally, they show two storage spaces (red rectangles), one of which is truly the master bedroom (toward the front).

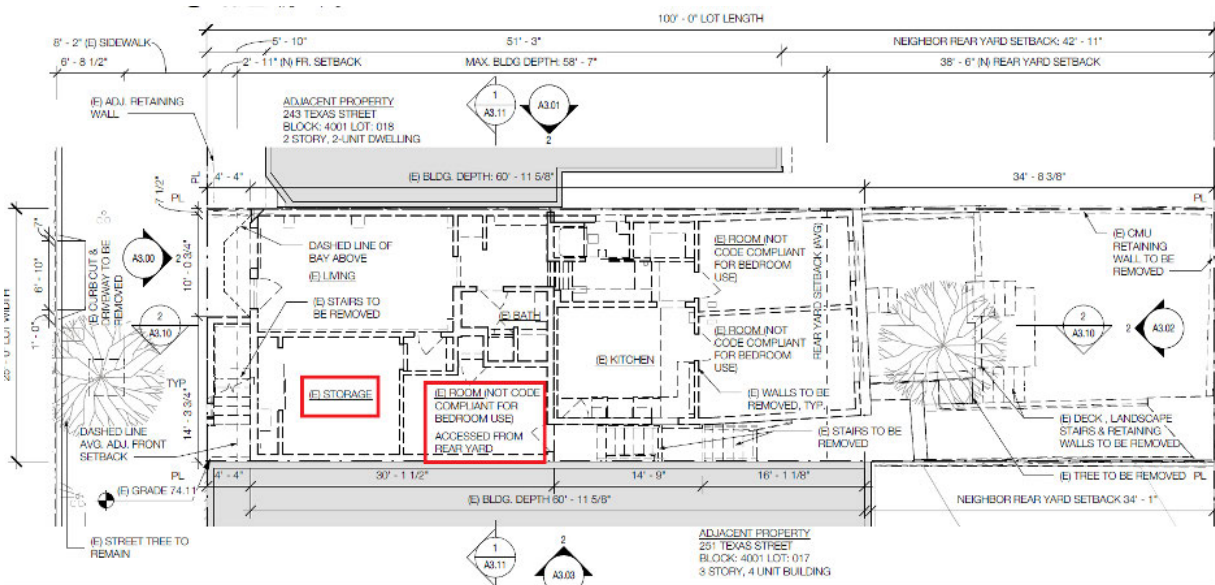




This plan correctly show three of the four bedrooms, including the master bedroom (dark red rectangle). However, they incorrecly show a fourth bedroom, which is truly a storage space that can only be accessed from outside the unit (light red rectangle) -- they then make the argument the bedrooms are not code compliant.



This recent set of plans they then relabel what they had correctly acknowledged was the master bedroom as storage. They continue to label the storage space as a bedroom. Presumably, they do this because the storage space can only be entered from the outside, and they wanted the Commission to believe that the unit included a bedroom that could only be accessed from outside the unit.



The Shapiro's label the master bedroom a storage unit to suit their purposes, when it is clear that a 154 square foot room with a door into the living room would be used as a bedroom, and a room with an outside entrance would be used as storage.

**The Shapiro's submitted three plans to the Planning Department, all of which are different and all of which mischaracterize the space. It seems every time they get caught, they change it again - even though they had unrestricted access the whole time!**

I lived in this home my entire life until my hands were tied and I had to sell. I grew up in the neighborhood, watched the neighborhood grow and change, and had many priceless moments. I ask the Board of Supervisors to do what's right for the neighborhood, and to not allow this property to be demolished. Don't reward lying and cheating. The Sponsors can still have their multiple homes throughout the city while also doing the right thing. We had a lot of interested buyers in that home and I would have never sold it to someone wanting to demolish it if I had known of their true intentions.

*Regards,*

*Ernesto Valencia*

**From:** [Alyssa B](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** 247 TEXAS ST. Pretty Please reconsider!!  
**Date:** Thursday, October 14, 2021 8:03:37 AM

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

Dear Supervisors,

I live 3 doors down from the proposed building with my elderly and sick father, daughter and a friend who helps care for my father. I represent the third generation of a family who was raised on Texas Street.

It feels like our neighborhood never had a chance at a fair evaluation of whether this project was necessary or desirable. The project applicant is a very wealthy land use attorney who hired one of the most powerful and sought-after attorneys with deep connections to Planning to argue their case (after the first hearing, that I attended, in which many inaccuracies were exposed). They also have one of the most prestigious architects and builders who sits on design steering committees for the planning department.

This is perhaps why the applicant's brief doesn't address the illegalities and instead focuses on defaming neighbors and creating distractions...because their sense of entitlement and powerful connections gives them an advantage that is hard to compete with. Perhaps that is why they never had the decency to listen to the concerns of neighbors? Not a single change occurred in their design despite neighbors showing up to two separate hearings asking for small modifications and to make good on their prior tenants.

I know SF is fast tracking development so that there can be more affordable housing, but this is not for affordable housing. This removes

affordable housing in favor of the rich.

They might want an extra home for their family but I want to have a neighborhood that includes and respects working and middle class people like me. If you check back on this family in the years to come will they really be living there? Or will they be renting to the highest bidder?

Please make them start over and do it fairly this time!

I'm JUST asking you to consider us all, our lives and the affects of our neighbors and the true longterm impact to our neighborhood.

We matter and count, don't we??

Thank you kindly for your thoughtful and honest consideration,

Alyssa Banchemo @ 231 Texas Street

S A N • F R A N C I S C O  
T E N A N T S • U N I O N

558 Capp Street • San Francisco CA • 94110 • (415) 282-6543 • [www.sftu.org](http://www.sftu.org)

October 12, 2021

Dear Supervisor,

**We respectfully request your support of the appeal (File no. 210791) of a decision which will result in the loss of two, sound rent-controlled units at 249 Texas Street.** We closely monitored this case at the Planning Commission as it tests the ability of state law SB 330 and our local Planning Department to protect rental stock from demolition. Advocates fought hard at the state level to pressure Senator Skinner to include some meager tenant protections in an otherwise objectionable bill. Sadly, our local Planning Department has shown little interest in honoring even those small safeguards. **More importantly, Planning staff failed to follow the letter of the law which makes your decision very easy.** For process reasons alone, we urge you to override Planning's decision. We also urge you to honor your promise to us during Supervisor Mar's ADU fee waiver legislation to speak to state representatives (especially Ting, Weiner, Chiu's replacement) and pressure them against the war on our local tenant protections and rent control. [SB 68 (Ting), SB 330 (Skinner), the HAA]

The Sponsor's original application included many falsehoods, omissions, and shifting descriptions. The most egregious being its description of a vacant single-family home, when it in fact had tenants and two units under the Rent Ordinance. Despite outreach to the assigned planner before the March hearing, the second unit failed to be described in the Commission packets. It was not until public testimony, and Commissioner questioning, that the architect had to admit it was true. The hearing was then continued to June 3rd.

Our counseling records show that the upstairs tenants from 249 Texas St were counseled on November 19, 2020, struggling to pay rent due to COVID layoffs. With the eviction moratorium in place by March of 2020, the tenants could have simply and lawfully stopped paying rent and remained; but they didn't want to stiff the landlords, so they tried to negotiate. The attorney's brief tries to paint it as an act of generosity to have them leave and pay the rent differential of tenants who moved in subsequently in a market that was plummeting.

The attorney's brief also includes an amusingly invalid agreement to vacate that the owners made the current tenants sign to move into the unit. Tenants cannot sign away their rights to Just Cause under

the Rent Ordinance just because an owner asks them to do so. We hope the current tenants will learn they do not have to leave after a year unless there is a Buyout Agreement or a proper Owner Move-In with the required notice and relocation compensation.

#### OUT OF NOWHERE PLANNING STAFF INVOKES SB 330

It was becoming increasingly clear that there were no criteria to justify demolition, so at the June 3 hearing, SB 330 was invoked by Planning staff despite it never having been mentioned before. Now they had a state law to justify the demolition of two rent-controlled units, and Planning staff made it seem as if the Commissioners had no choice.

However, this project does not qualify under SB 330. Planning's own directive Bulletin No. 7 dictates:

- a) SB 330 requires a "preliminary application" under Government Code section 65941.1 **separate and distinct** from a development application. **SB 330 requires proper paperwork and a formal application which does not exist to this day.** The Commissioner's CUA packet most definitely did not include a "separate and distinct" application form when they voted, in violation of state law.
- b) For housing projects that would demolish any existing "protected units" (including UDUs), SB 330 requires that the replacement unit has the same number of bedrooms or more. In this case a studio replaces the UDU which had three distinct bedrooms.
- c) SB 330 requires the replacement units be deed-restricted if the existing units are subject to a rent-control ordinance and the last household in occupancy either earned up to 80% of AMI or their income is not known. The directive is:

*Where the household income of current or previous occupants is not known, the replacement units shall be provided as affordable to very-low (earning up to 50% AMI) and low-income households (earning between 50% and 80% of AMI) in an amount proportional to the number of very low and low-income households present in the jurisdiction according to the most current data from the Comprehensive Housing Affordability Strategy (CHAS) database provided by the Department of Housing and Urban Development (HUD).*

While the project sponsor has since provided household income of the upper unit tenants, they did not provide it at the time of the Commission vote and there is no data for the tenants in the lower unit. Nevertheless, Planning staff Kate Connor dismissed the absence of data **required by SB 330** as "difficult to obtain" information and urged approval without it.

Clearly, the purpose of citing SB 330 was to make it seem as though the Commissioners had no choice but to approve demolition because a state law supersedes local jurisdiction. Planning staff and the City Attorney were repeatedly thanked at the June 3 hearing by the architect for informing him of SB 330,

making it clear there had been private discussions to push this messy project through. The clandestine discussions with the project sponsor and the hiding of the UDU status in the staff report needs to be brought into the light so the department can adjust their ways. In a city that is 64 percent renters, ALL residents deserve equal consideration by this department - not just project sponsors.

We urge you to deny the CUA and direct the project sponsors to retain the two units of family housing. Please stand up for the General Plan's mandate of preserving rent-controlled housing stock and protect future tenants from displacement via the planning process.

Thank you for your time and consideration on this precedent setting appeal,

Steering Committee  
San Francisco Tenants Union

**From:** [michell.morales](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Gee, Natalie \(BOS\)](#)  
**Subject:** Save 249 Texas Street – overturn the CUA  
**Date:** Tuesday, October 12, 2021 1:24:08 PM

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

Dear Supervisors,

I oppose the CUA approval to destroy this home that once provided housing for me and my family. I am a young adult who grew up and spent my childhood in 249 Texas on the bottom unit that the new owners claimed did not exist. I immigrated from Colombia when I was a child – I moved into Texas Street when I was 9 years old. I don't live there anymore and I have nothing to gain or lose by telling you the truth of the home – it's just important that you know the truth from a person who grew up there and lived there until I moved for college.

It is unclear to me how the City could approve to demolish a Victorian to rebuild a modern mansion for one small family in our district that is zoned for 2-unit homes to house two families at a time. The Sponsors say the building is unsafe and unfit for a family but it is not true as my mother, step-father, uncle and I lived there and sometimes we rented rooms there too. **The Sponsor's presentation of the interior of the home they want to destroy is dishonest – the plans they submitted change the bedrooms into storage rooms to mislead the decision makers that the ceilings do not conform among other items.** This is simply a way to make a house (that they are currently renting at market rate) seem unlivable and unsafe so they can justify destroying it.

Allowing them, because they are powerful attorneys who can afford other powerful attorneys, to not follow the law and chase loopholes that are against city policy is immoral. The neighborhood is supposed to have a say in what happens but the system seems set up to fail neighbors unless they have access, extreme wealth or connections.

**The brief submitted on October 7<sup>th</sup> from the applicants focuses on discrediting my Hispanic/Latinx blended and working class family and the other neighbors instead of addressing the violations of law.** Their statement that my step-father did not own the house until 2006 is untrue. He was born in that house but because he couldn't financially afford to own it outright, so he had his best friend, Richard Boyd, move into the top and become a co-owner. This only shows that he fought so hard for his family house then, as he is now.

Please overturn the CUA and work with the neighborhood on a design that makes sense as no one clearly wants to demolish the original Victorian and replace it with an offensive, giant building. The owner initially had only one letter in support of their house while the opposition group had extraordinary support as evidenced in both the hearing and continuance, and the multiple groups that got involved. **The letters of support that now come in from them are from their child's private school friends in Potrero and not from people actually living within the radius of the building.** The existing longtime neighbors should be just as important, if not more than important, than newcomers coming in who are disregarding the needs of the neighborhood. **Acknowledge the equity issues at stake in this case.**

Sincerely,



Michell Morales

Former inhabitant of 249 Texas Street

PS – I am a real person. The Sponsor's made it seem like we weren't real people, and like our tenant Jose who lived with us wasn't real. Here is a picture of me below!





**From:** [michell.morales](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** Save 249 Texas Street  
**Date:** Tuesday, October 12, 2021 1:06:20 PM

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Dear Supervisors,

I oppose the CUA approval to destroy this home that once provided housing for me and my family. I am a young adult who grew up and spent my childhood in 249 Texas on the bottom unit that the new owners claimed did not exist. I immigrated from Colombia when I was a child – I moved into Texas Street when I was 9 years old. I don't live there anymore and I have nothing to gain or lose by telling you the truth of the home – it's just important that you know the truth from a person who grew up there and lived there until I moved for college.

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Sincerely,

Michell Morales

Former inhabitant of 249 Texas Street

PS – I am a real person. The Sponsor's made it seem like we weren't real people, and like our tenant Jose who lived with us wasn't real. Here is a picture of me below!





**From:** [Rodney Minott](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors. \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** 249 Texas Street  
**Date:** Wednesday, October 13, 2021 8:38:26 AM  
**Attachments:** [249Texas\\_BOS\\_Minott.pdf](#)

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Dear President Walton and Board of Supervisors,

My name is Rodney Minott. I'm a longtime Potrero Hill resident and a co-founder of *Save The Hill*, a grassroots neighborhood group dedicated to protecting the health, culture, heritage, and scenic beauty of Potrero Hill.

I'm writing to **OPPOSE** the Planning Commission's approval of the Conditional Use Authorization (CUA) approval for 249 Texas Street. I live about a half-block from the 249 Texas site. The proposed project, which would demolish an existing two-unit residential Victorian, is not necessary or desirable. Moreover, it simply does not comply with state and local laws.

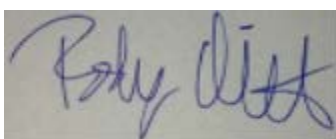
Among the many reasons the Planning Commission's CUA approval for 249 Texas was misguided and wrong are the following facts. The decision:

- Enables and promotes an unfortunate pattern of permitting single-family luxury "monster" mansions with "au pair" units in San Francisco despite mandates in the General Plan designed to prevent such excess and abuse.
- Allows the misuse of a state law (SB 330) without following the requirements of the law.
- Continues a lack of diversity in San Francisco due to demolitions of rent-controlled housing that is affordable.
- Ignores the many neighbors and Tenants Union who came forward at the hearings to insist that tenants' rights had been violated.
- Reinforces a pattern of project sponsors / developers being rewarded for gaming and abusing the system to expedite approvals.

I urge the Board of Supervisors to reverse the Planning Commission's decision and reject the demolition permit of 249 Texas Street. Moreover, I ask that you require the project sponsor to explore options to retain the existing two rent-controlled units, and that you act to ensure the project sponsor in good faith collaborates with neighbors.

Regards,



A handwritten signature in blue ink, appearing to read "Rodney Minott". The signature is written in a cursive style with a large initial 'R' and a distinct 'M'.

Rodney Minott  
Potrero Hill

October 13, 2021

Dear President Walton and Board of Supervisors,

My name is Rodney Minott. I'm a longtime Potrero Hill resident and a co-founder of *Save The Hill*, a grassroots neighborhood group dedicated to protecting the health, culture, heritage, and scenic beauty of Potrero Hill.

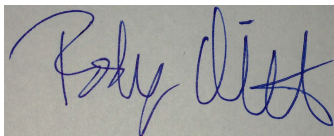
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Among the many reasons the Planning Commission's CUA approval for 249 Texas was misguided and wrong are the following facts. The decision:

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- Allows the misuse of a state law (SB 330) without following the requirements of the law.
- Continues a lack of diversity in San Francisco due to demolitions of rent-controlled housing that is affordable.
- Ignores the many neighbors and Tenants Union who came forward at the hearings to insist that tenants' rights had been violated.
- Reinforces a pattern of project sponsors / developers being rewarded for gaming and abusing the system to expedite approvals.

I urge the Board of Supervisors to reverse the Planning Commission's decision and reject the demolition permit of 249 Texas Street. Moreover, I ask that you require the project sponsor to explore options to retain the existing two rent-controlled units, and that you act to ensure the project sponsor in good faith collaborates with neighbors.

Regards,



Rodney Minott  
Potrero Hill

**From:** [Leila Easa](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Please Overturn CUA at 249 Texas Street  
**Date:** Tuesday, October 12, 2021 7:29:14 PM

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Dear President Walton and Board of Supervisors,

I live at 237 Texas Street, two houses away from the subject property. I have lived in San Francisco for over 20 years. I teach at City College of San Francisco. Being a community college instructor keeps me on the pulse of the heart and soul of San Francisco and the diverse group of people who make up this city.

I feel this project is not 'necessary and desirable' for our neighborhood, and for that reason I am writing to oppose the Planning Commission's approval of the Conditional Use Authorization approval for 249 Texas Street. The project planners were not forthright--approaching outright dishonest--with the Planning Commission, which hindered their ability to evaluate the following concerns:

- o The subject property is a lovely Victorian which has been here for over 100 years. It just needs a paint job.
- o The project permanently removes two rent-controlled housing units, in favor of a single-family McMansion
  - o Protestations to the contrary that this project will have a rental unit are not convincing. The sponsors have stated at various times that the "additional unit" will be for rentals and at other times will be for aging parents and other times a music studio. We just don't know.
- o The subject property is in fine shape; it does not need to be torn down, despite the Sponsor's claims.
  - o In fact, as the Opponent's brief reveals, it is being rented at "market rate"
- o This project will take a significant toll on the neighbors, likely two years of noise, dust, potential health concerns, inconvenience. I am not opposed to that, per se, as that is inevitable in a growing and changing city. But I am opposed to going through if the neighbors and the City were hoodwinked. I am opposed if it means the middle and working class continues towards extinction because of not enough housing.

The Opponent's new argument seems centered on smearing neighbors instead of addressing noncompliance with the law. For example, discrediting Ernesto Valencia by saying he only owned his house since 2005 is misleading – he was born in his home but became a tenant in common with his friend when he could not afford to keep it on his own (this is all in assessors records, clear as day). He fought for the house then as he is now. Additionally, nobody is trying to get money from the Sponsors or those who were made offers would have already settled a long time ago.

Please do not reward stonewalling, obfuscation and smearing. Do not approve the CUA. Insist on starting this evaluation over, from the beginning, dialoguing honestly with neighbors and concerned parties.

Sincerely,

Leila Easa  
237 Texas St.  
415-596-5211

Dear San Francisco Supervisors,

We would like to start by thanking you all for your service to the city. Thank you for all that you do to keep us safe, healthy, and free.

We would now like to draw your attention to the potential miscarriage of justice that may come to pass if the demolition and new construction at 249 Texas St is denied because of a mostly disingenuous petition and appeal.

We became interested in following up this case after a story about the dispute was published in the Potrero View. We couldn't understand the reasons for opposing the new construction and as a scientist, I (Sohela) was compelled to do more research into the issue. Here, I have laid out my honest and unbiased findings, analyses, and reasoning explaining why the petitioners' claims are not only baseless, but also dishonest and hypocritical.

The petitioners, Kathleen Block, Matt Boden, and Sasha Gala, have appealed to the SF planning commission on grounds of loss of affordable rent-controlled housing, impact on light and privacy, and in general the size of the home.

This is what I found-

**1. Loss of affordable, rent-controlled housing and tenant displacement-** As you may know, 249 Texas was owner occupied until it was sold. The tenant currently occupying the unit is on a short-term lease contract with the current owners, Ms. Siu and Mr. Shappiro. Moreover, Siu and Shappiro plan to add a legal, rent-controlled unit to the building. So in fact, the proposed unit **adds**, not removes, legal housing.

I would further like to point out the hypocrisy of Ms. Block's concerns regarding affordable housing, as she rents out apartments in her buildings at market rate, not compliant with low income rents. A one bedroom apartment was rented out for [\\$3200/month on July 10th](#) and I found another recent listing for [\\$3695/month](#) for a different 1BR in the building. Both units also require tenants to pay for water, which is generally covered by the landlord. May I ask, what working class individual can afford these rents? I couldn't have, not even with a low 6 figure income.

**2. Light, air circulation, noise, and privacy impacts-** We all know that city living never guarantees full light, complete privacy, and quiet. Those seeking these features move to the suburbs. Those living in cities, make peace with the lack of these amenities in favor of the other features that they desire. Matt and Sasha made that choice when they decided to buy\*, with the support from family, in a city neighborhood.

*\*In the Potrero View article, Ms. Gala described herself as a renter, when records show that [she and her husband, Mr Boden, bought the unit from Mr. Bharat Gala \(and themselves\) in 2016](#). Why did she feel the need to misrepresent her owner status?*

Furthermore, pointing to the hypocrisy of the appellants, Sasha and Matt rent out their basement unit and anyone who walks by can see that the unit sits below street-level and is unlikely to be well-lit. In addition, they have bay windows in their own living room that face the street that anyone passing by can look into. They have shades on these windows to enable privacy, so why not put a retractable shade on the skylight?

3. **Size of the new unit-** I agree that the new home is bigger than the existing home, but the new home is compliant in every way with city policy and zoning laws. I don't understand the objection to the new owner's desire to have more square-footage. On the contrary, I am/was bothered by Sasha describing the new building as "monster" to myself and other neighbors when collecting signatures. It seemed like subliminal code, a dog whistle if I may, mischaracterizing the new owners as "evil and ruthless" to rile up people's emotions and scare them into signing the appeal.

As a concerned citizen and neighbor, we are here to really appeal to you to use your better judgment and not be swayed by these dishonest claims from Ms. Block, Mr. Boden and Ms. Gala.

During the research, we also found that both Ms. Siu and Mr. Shapiro have been hard working individuals who aspire to live their American dream of owning a home, where they can safely house their daughter. A house that is also accessible for their aging parents. Our constitution guarantees pursuit of happiness as a fundamental right. It is happiness that Joanne and Kerry are pursuing by building a safe and accessible home for their family. A home that has been deemed legal and within the bounds of SF city planning commission's regulations.

Please respect and honor their hard work and fundamental rights by allowing the project, which has also been thoroughly [vetted and approved by the SF planning commission](#). Please do not allow this to set a bad precedent for neighbors to organize, mischaracterize, and bully potential neighbors and block perfectly legal and compliant housing construction projects.

We are looking forward to a just, fair, and well thought-out decision regarding this matter.

Sincerely,

Sohela Shah and Vilmos Nebehaj

261 Texas Street

**From:** [Brian Schroer](#)  
**To:** [BOS Legislation \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Deny CUA of 249 Texas Street  
**Date:** Sunday, October 10, 2021 2:54:36 PM

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

Dear Supervisor Preston,

I am specifically addressing you since you are my elected supervisor and I know that you are a progressive supervisor with a background in fighting for tenants rights. I admire your work as leader of Tenants Together - thanks for all you do. I am also copying President Shamman Walton since the matter occurs in his district.

I'm a longtime SF resident and a homeowner in your district. I've been following the case of the appeal of the CUA in 249 Texas Street (among other land use issues in the city that concern equity and social justice). I'm hoping that you listen to the case on October 19th with a refined ear to the various tenant abuses that took place.

We're hopeful that the entire Board will deny the CUA because it was permitted unlawfully. But I also hope that the solution involves restitution and protection for both sets of tenants that got hurt or will be hurt by this project applicant.

A close reading of the applicant's brief that was now made public reveals the first set of tenants were ran out because they couldn't pay a few hundred bucks during the eviction moratorium. The current set of tenants signed a lease that they have to leave after a year - which is unlawful. It has to be null and void; otherwise all tenants would be thrown out after a year by landlords who want to capitalize on an increasing market rate!

The project applicants are spending more time in their brief creating distractions and smearing neighbors instead of addressing and rectifying their own wrongdoing. If the neighbors wanted to extract money from the Sponsors they would have settled a long time ago when they were initially offered money. Instead, the Opposition wants justice in this case and to ensure the Planning Department (funded by taxpayers) and Commission upholds city mandates and acts with impartiality.

Respectfully,

Brian Schroer  
1373 Grove St  
San Francisco, CA 94117

**From:** [kim.lavalle](#)  
**To:** [Walton, Shamann \(BOS\); Board of Supervisors. \(BOS\)](#)  
**Cc:** [BOS Legislation. \(BOS\)](#)  
**Subject:** Opposition 249 Texas CUA  
**Date:** Wednesday, October 6, 2021 5:30:33 PM

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

Hello President Walton and Board of Supervisors

I am Kim Lavalle. I live on Texas Street across from the proposed project. I am a homeowner and landlord. I have lived in SF for 42 years.

I stand with the **opposition** of the CUA approval to demolish the two-unit Victorian at 249 Texas Street. I have been following this case since February of 2021 despite not having received proper or timely notices or having incorrect information about the hearings on the building posters.

The Planning Commission violated the SF General Plan by approving the destruction of a 2-family home in a RH-2 zoning district that is unaffordable by design, decreases affordable housing stock, and promotes gentrification. From the beginning, the Neighbors have asked the Sponsor to collaborate, modify their design and treat their tenants respectfully – to no avail. The Planning Department continued to act in the interest of the project sponsors only.

Unlike the Commissioners who are appointed, we have elected you as our Supervisors to stand with your voters. Please pay attention to the details of this case and investigate the abuses of policy and procedure that have taken place. The Opposition has an extraordinary amount of support considering this is a residential issue – please ask yourself why. Please uphold the state and local laws, the General Plan, and the residential design guidelines. Instruct the uber-powerful developer and the project sponsor to respect the needs of the community in District 10.

Thank you,

Kim Lavalle



**From:** [Mark Restani](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Gee, Natalie \(BOS\)](#)  
**Subject:** 249 Texas St  
**Date:** Wednesday, October 6, 2021 12:57:49 PM

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

Dear Board of Supervisors and President Walton,

I am a tenant living immediately next door to 249 Texas. I write in support of the opposition to the CUA for full demolition and excavation because it is not necessary nor desirable for the neighborhood, and it does not comply with state and local laws.

The Commission's decision furthers a pattern of making San Francisco unaffordable by design and promoting the interest of the uber-wealthy over longtime residents. Having a city with single family luxury mansions on top of token basement studio units for visitors is not what the RH2 zoning was intended for. Our housing crisis and lack of diversity needs to be taken seriously, as mandated by the General Plan, and so does fair treatment of tenants. State laws that were meant to address California's housing shortage are being instead invoked to justify the tearing down of affordable housing for people who can afford multiple mansions throughout San Francisco. Please investigate this further for the many layers of unethical behavior that occurred. Stand with the current residents of San Francisco instead of the wealthy developers who are abusing process. Ask the Sponsors to work with their community on a building that makes sense for the needs of the neighborhood.

Sincerely,  
Mark Restani

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jani Musse](#)  
**To:** [Shamman.Walton@sfgov.org](mailto:Shamman.Walton@sfgov.org)  
**Cc:** [Board of Supervisors. \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** Opposition to 249 Texas Street  
**Date:** Wednesday, October 6, 2021 12:15:56 PM

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

Dear President Walton and Board of supervisors,

I have lived on Potrero Hill for decades and I own my home on 18th and Texas streets. My backyard is just maybe 100 feet from the proposed plan at this address. I am in the throws of a life threatening, serious illness, which I believe, as do my doctors, to be environmentally induced and aggravated by pollutants and carcinogens cast off from previous construction projects near my home. Of course it's impossible to know precisely, but there are links, since there is so much asbestos interlaced in the bedrock here. I spend a lot of time in my backyard as it gives me comfort and pleasure as it does for my dog. I am going to beg you to NOT allow this project to move forward! There are so many vacant lots throughout the city and why on earth give permission to demolish a cute little victorian that helps to keep the charm of the neighborhood? Why not just find another place that does not have so much neighborhood pushback?

Please deny the demolition of 249 Texas Street! Please help us keep the charm on the hill! Please stand up and represent the very people who voted for you and who put you in office and not the developers.

We are all so exhausted from all of the over development and all of the constant construction that happens in this district! Please side with us on this one.

Thank you so much,  
Jani Mussetter

**From:** [michael agor](#)  
**To:** [BOS Legislation..\(BOS\)](#)  
**Subject:** Planning Commission ruling on 249 Texas Street  
**Date:** Tuesday, October 5, 2021 10:30:22 PM

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

Dear Members of the Board of Supervisors,

My name is Mike Pfeffer, and I am a long time resident of Potrero Hill, District 10.

I am writing about the property at 249 Texas Street and would like to voice my opposition to the Planning Commission's approval of the Conditional Use Authorization for that property.

I am asking that the Board of Supervisors overturn the Planning Commission's decision, because as many neighbors and the Tenants Union have said at the hearings, the existing tenants' rights have been violated.

Thank you for your kind consideration,  
Mike Pfeffer

**From:** [Sara Weed](#)  
**To:** [Shamman.Walton@sfgov.org](mailto:Shamman.Walton@sfgov.org); [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** OPPOSITION TO CUA at 249 Texas Street  
**Date:** Tuesday, October 5, 2021 3:54:06 PM

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

Dear President Walton and Board of Supervisors,

My name is Sara Weed. I rent an apartment near Union Square in District 3. I've lived in San Francisco for over 20 years and have volunteered with the Housing Rights Committee for nearly five years.

As part of my volunteer work, I've become very familiar with the housing crisis in San Francisco—the demolition of historic buildings, the eviction of long-time residents in favor of wealthy transplants, and the steady decrease of diversity and culture of our beautiful city.

I write this email to formally **oppose** the Planning Commission's approval of the Conditional Use Authorization approval for 249 Texas Street.

The demolition of a historic two unit Victorian to build a mega-mansion for a very wealthy three person family (who already own a 3+ million dollar home in San Francisco) is both unnecessary and undesirable. Nor does it comply with state and local laws and San Francisco's General Plan.

In short, the commission's decision:

- Would destroy a two-unit Victorian that has housed multiple families for 100+ years to build a sterile mega-mansion for a wealthy single family
- Continues the pattern of single family luxury mansions being permitted contrary to the mandates in the SF General Plan
- Ignores the manifold of voices—neighbors, Tenants Union, and other community members—who came to hearings to oppose the project; to insist that the tenants' rights had been violated; and to voice complaints at the lack of proper notice as required by law
- Reinforces the pattern of unscrupulous developers and wealthy landowners breaking rules to the detriment of working and middle-class people in our city

In overturning the Commission's decision, the Board has the chance to send a message to the city that it stands with our working and middle-class residents and that it values human diversity, more housing, and more affordable housing for all.

We ask that the Board of Supervisors:

- Overturn the Planning Commission's decision
- Deny the demolition permit of 249 Texas Street
- Direct the developer to explore options to retain the existing two rent-controlled units
- Ensure the developer collaborates with neighbors and invested coalition groups
- Stand with the current existing neighbors. Not the developers and “one-percenters” taking over SF

Sincerely,

**Sara Weed**  
**Apple Systems Administrator**

**San Francisco Museum of Modern Art**

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415.357.4168  
sweed@SFMOMA.org  
151 Third Street | San Francisco, CA 94103

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**From:** [Edward Alter](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Subject:** Support for the Planning Commission's approval of the CUA for 249 Texas Street  
**Date:** Tuesday, October 5, 2021 8:02:27 AM

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October 6, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

President Walton:

My husband (Ed) and I urge you to support the SF Planning Commission's approval of the CUA for 249 Texas Street.

We have lived next door to Joanne Siu and Kerry Shapiro, sharing a property line with them since 2006. Over the years, we have communicated openly with each other as we undertake painting and roofing projects on each of our homes. In all our interactions, we have found Joanne & Kerry to be friendly, accommodating, and fully transparent.

We found out about this project from Joanne, and we have reviewed some of the information on the project, including the SF Planning Department staff report in support of the project and the Protest submitted by opposing neighbors on Texas Street. We have also listened to the June Planning Commission Hearing. From what we know, Joanne and Kerry have followed the planning process and regulations, and have worked with the San Francisco Planning staff for many months to refine their proposed project. They have not pushed for any exceptions or variance on their project. In the June hearing, the Commissioners asked specific and thoughtful questions, which were answered by the planning department as well as Joanne & Kerry's attorney, and the Planning Commission approved the project 5-2.

However, the Appellants' Protest document seems to be filled with offensive and unsubstantiated allegations – calling Joanne & Kerry “unscrupulous” and even alleging that the Planning Dept staff neglected their duties in recommending the project. They accused Joanne & Kerry of lacking integrity and being anti-immigrant. There was even testimony of a cat being afraid of construction. One of the neighbors (Matt Boden) made erroneous allegations about the height of the unpermitted unit until a Commissioner jumped in to correct him (twice).

We have been neighbors with the Siu-Shapiro family for 16 years. They are both upstanding and kind people whose main focus is to raise their daughter and take care of their extended family. Their home is a gathering place for Joanne's extended family for weekend get-togethers and holiday celebrations. However, we've talked about how difficult it is for Joanne's mom to climb the stairs now. This home on Texas Street was designed so that it could accommodate Joanne's aging mother as well as Joanne & Kerry as they age and are less mobile. Personally, we hate to lose them as neighbors, but we understand their desire to provide for their family and for Joanne's mom.

Again, we urge you to support the Planning Commission's approval of the CUA for 249 Texas and deny this abuse of the appeals process. Thank you for your time.

Regards,

Cara Hale Alter  
Edward Alter  
3780 22nd Street  
San Francisco, CA 94114

**From:** [Cynthia T. Diwan](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [melgarsatff@sfgov.org](mailto:melgarsatff@sfgov.org); [Preston, Dean \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org); [Stefani, Catherine \(BOS\)](#)  
**Subject:** Please support SF Planning Commission's approval of the CUA for 249 Texas Street.  
**Date:** Sunday, October 3, 2021 12:58:42 PM

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October 3, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton:

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu and Kerry Shapiro when our 12 yrs old daughters were kindergarteners at the same school in Potrero Hill. As a mother of two aged kids, I know how difficult it is to raise a family in San Francisco. I admire Joanne and Kerry for trying to build a home in San Francisco that could accommodate the needs of Joanne's elderly mother and their own needs as they age. I am unable to provide this level of care to my own aging mother, and think it would be a tremendous loss if they were prevented from making this home work for their family. Joanne is a caring dedicated mother and friend. She goes above and beyond to provide and care for her family and loved ones. She is one of the few people in my life who has offered to cook safe food for my severely food allergic child who has been to the ED more times than I can count with life threatening responses to everyday foods. Joanne is a remarkable person and I hope you can help her family move forward with this project. My friends Joanne and Kerry proposed a project that meets all SF building codes and residential guidelines, as well as requests from the building department staff and from the Planning Commissioners. The planning department supported their project, and the Planning Commission approved their project 5-2. Help this family care for their child and their elderly parents as her dementia progresses. Please support the PlanningCommission approval of the CUA for 249 Texas Street.

Thank you.

Kind regards,  
Cynthia Tawasha Diwan



**From:** [David Boyd](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** 249 TEXAS STREET PROPOSAL  
**Date:** Sunday, October 3, 2021 9:04:31 AM

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Dear Shamman Walton & Board of Supervisors,

I am writing to ask that you seriously consider **OVERTURNING** the recent decision by the **Planning Commission** to grant a **Conditional Use Authorization for 249 Texas St.** on Potrero Hill, District 10. In my view, this decision is not in the best interests of the Potrero Hill neighborhood or the City of SF.

Although the exterior of the current structure on this property is not particularly attractive, I am told that the interior is classic Victorian. Certainly this experienced developer can come up with a better plan than demolishing this building and replacing it with a modern mansion that is completely out of character with other buildings on the block.

Also, if the existing structure is destroyed, it is likely that these two rent-controlled, “affordable” units that have housed many families for over a century will be lost to the City’s housing stack. This only adds to the erosion of diversity in SF.

As a homeowner who has lived for over a decade within one-half block of the proposed project, I urge that you deny the demolition permit for 249 Texas St. and encourage the developer to work with residents of the neighborhood to devise a new plan that will include a structure that conforms to the character of the neighborhood and retains the two rent-controlled units.

Sincerely,

David J. Boyd

Mariposa Street, SF

**From:** [Clifford Samuel](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Ronen, Hillary](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** PLANNING CASE No. 2020-003223CUA:APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET  
**Date:** Thursday, September 30, 2021 5:24:19 PM  
**Attachments:** [support for 249 Texas.docx](#)

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October 1, 2021

President Shamann Walton

Board of Supervisors

San Francisco, California

**Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS  
STREET**

Dear President Walton,

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu, her husband and daughter while living in Noe Valley. Like Joanne, we love the city and want to see more multi-generational families living in neighborhoods such as Noe Valley. My wife and I fundamentally believe that this level of diversity is critical for the city and the community at large. What Joanne and Kerry Shapiro, her husband, is embarking on is highly commendable and is good for our Noe Valley community. The proposed project is in keeping with, and meets, all San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners. Furthermore, the planning department supported their

project, and the Planning Commission approved the project 5-2, so it should be allowed.

Please let's help this family take care of their elderly parent who is suffering from a progressive, debilitating disease, Alzheimer's, while providing an environment and neighborhood that their child could thrive in. President Walton, I respectfully ask that you support the Planning Commission approval of the CUA for 249 Texas Street.

Thanks in advance for your kind review and consideration.

Sincerely,

Clifford M. Samuel,

441 Jersey Street, San Francisco,

California, 94114

---

Clifford Samuel | Principal | PCMS1 Consulting, LLC. | San Francisco, CA | M: [+1 415 200-9507](tel:+14152009507) | E: [cliffordsamuel415@gmail.com](mailto:cliffordsamuel415@gmail.com)

[Schedule a meeting with me here:](#)

October 1, 2021

**To:**

President Shamann Walton  
Board of Supervisors  
San Francisco, California

**Re: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

Dear President Walton,

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

I met Joanne Siu, her husband and daughter while living in Noe Valley. Like Joanne, we love the city and want to see more multi-generational families living in neighborhoods such as Noe Valley. My wife and I fundamentally believe that this level of diversity is important for the city and the community at large. What Joanne and Kerry Shapiro, her husband, is embarking on is highly commendable and good for our Noe Valley community. The proposed project is in keeping with, and meets, the San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners, so it should be allowed. Furthermore, the planning department supported their project, and the Planning Commission approved the project 5-2.

Please let's help this family take care of their elderly parent, with a progressive, debilitating disease while providing an environment that their child could thrive in. I respectfully ask that you support the Planning Commission approval of the CUA for 249 Texas Street.

Thanks in advance for your kind review and consideration.

Sincerely,

Clifford M. Samuel

441 Jersey Street  
San Francisco, California  
94114

**From:** [Vivian Fu](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#)  
**Subject:** appeal of conditional use authorization for 249 Texas Street (Board file 210791)  
**Date:** Sunday, October 3, 2021 4:38:17 PM  
**Attachments:** [Letter in support of SiuShapiro 249 Texas Street.pdf](#)

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

Attached please find my letter in support of Joanne Siu and Kerry Shapiro re the appeal of the conditional use authorization for 249 Texas Street (Board file 210791; SF Planning Case No. 2020-003223CUA).

Regards,  
Vivian Fu

3812 22<sup>nd</sup> Street  
San Francisco, California 94114

October 3, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

RE: Board File: 210791; Planning Case No. 2020-003223cua  
Appeal of Conditional Use Authorization for 249 Texas Street

Dear President Walton,

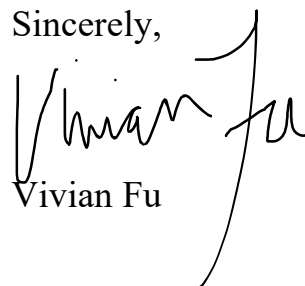
I write in support of Joanne Siu and Kerry Shapiro and urge the Board of Supervisors not to overturn the SF Planning Department and Planning Commission's approval of the conditional use authorization for 249 Texas Street.

I am a longtime neighbor of Joanne and Kerry – we both live within one block of each other in Noe Valley, where they currently reside with their daughter – and they are a warm, loving family that any neighborhood would be lucky to gain as residents. Joanne and Kerry are trying to build a home suitable for an intergenerational family including Joanne's elderly mother, who is in her 80s and needs long-term care, and also for their young daughter, who goes to school in the Potrero Hill neighborhood.

They have worked hard to create a design that meets all San Francisco building code requirements, and have even made changes in response to requests from the Planning Commission. The Planning Commission approved their project 5-2.

Please allow this longtime San Francisco family, who only wish to build a home where they can take care of an aging parent and raise their young child, to proceed with their project and create a home where they see themselves living for decades to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Vivian Fu". The signature is fluid and cursive, with a long vertical stroke extending downwards from the end of the name.

Vivian Fu

cc: SF Board of Supervisors

**From:** [Somera, Alisa \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Letter of support for owners of 249 Texas St  
**Date:** Monday, October 4, 2021 12:05:44 PM  
**Attachments:** [Support letter.pdf](#)

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210791

*Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
415.554.7711 direct | 415.554.5163 fax  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)

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**From:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Sent:** Thursday, September 30, 2021 9:01 AM  
**To:** BOS-Supervisors <bos-supervisors@sfgov.org>  
**Cc:** Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; Laxamana, Junko (BOS) <junko.laxamana@sfgov.org>  
**Subject:** FW: Letter of support for owners of 249 Texas St

---

**From:** Peter K <[peterksf@gmail.com](mailto:peterksf@gmail.com)>



**Sent:** Wednesday, September 29, 2021 9:55 PM

**To:** Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>

**Cc:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Subject:** Letter of support for owners of 249 Texas St

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Dear Board of Supervisors

Please find my letter of support for Joanne and Kerry. It is really unfortunate they are having to experience this uncertainty.

Kind regards

Peter Kuebler and Martin Babler

October 7, 2021

President Shamann Walton  
Board of Supervisors  
San Francisco, California

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

President Walton:

Please support SF Planning Commission's approval of the CUA for 249 Texas Street.

We have known Joanne Siu & Kerry Shapiro for 7 years since our daughters attend the same school in Potrero Hill.

We renovated our home in SF in the past few years so we know how tough SF planning and residential design guidelines are. Each aspect of your home - the front, back, and side setbacks and height limits, egress limits, etc. is subject to very specific rules, and planning a home project is truly like threading a needle. The rules are applied strictly by the SF Planning department with active review by the SF Planning Commission.


Our friends Joanne & Kerry worked with their architect to present a project that meets all SF building codes and residential guidelines. They revised their project design in response to requests from the building department staff and from the Planning Commissioners. They have even agreed to record a restriction to apply SF Rent Ordinance to their two-unit building. The planning department recommended approval of their project, and the Planning Commission voted to approve their project 5-2.


Joanne & Kerry followed all the rules in order to build a home for their family and for Joanne's mother. Joanne grew up in Los Angeles City, and Kerry grew up in Boston. They want to raise their daughter in San Francisco, which both have called home for 30+ years. Joanne & Kerry want to build a home that could accommodate Joanne's mother dementia and decrease mobility and for them to age in place. They are San Franciscans and do not want to relocate to the suburbs.

Please support the Planning Commission approval of the CUA for 249 Texas Street so Joanne & Kerry could build their fully code-compliant home.

Thank you.

Regards,

  
PETER KUEBLER

  
Martin Fablet

**From:** [David Boyd](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** 249 TEXAS STREET PROPOSAL  
**Date:** Sunday, October 3, 2021 9:07:48 AM

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Dear Shamman Walton & Board of Supervisors,

I am writing to ask that you seriously consider **OVERTURNING** the recent decision by the **Planning Commission** to grant a **Conditional Use Authorization for 249 Texas St.** on Potrero Hill, District 10. In my view, this decision is not in the best interests of the Potrero Hill neighborhood or the City of SF.

Although the exterior of the current structure on this property is not particularly attractive, I am told that the interior is classic Victorian. Certainly this experienced developer can come up with a better plan than demolishing this building and replacing it with a modern mansion that is completely out of character with other buildings on the block.

Also, if the existing structure is destroyed, it is likely that these two rent-controlled, “affordable” units that have housed many families for over a century will be lost to the City’s housing stack. This only adds to the erosion of diversity in SF.

As a homeowner who has lived for over a decade within one-half block of the proposed project, I urge that you deny the demolition permit for 249 Texas St. and encourage the developer to work with residents of the neighborhood to devise a new plan that will include a structure that conforms to the character of the neighborhood and retains the two rent-controlled units.

Sincerely,

David J. Boyd

Mariposa Street, SF

**From:** [Yvonne Gavre](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** 249 Texas St Property  
**Date:** Saturday, October 2, 2021 3:43:44 PM

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

October 2, 2021

To whom it may concern:

I am writing to oppose the Planning Commission's approval of the Conditional Use approval to demolish the two unit Victorian property at 249 Texas Street in order to rebuild a one unit three story building. I live about a block away and am hoping that these two units will continue to house families in our neighborhood. Please overturn this decision and ask the developers to explore options to retain the existing 2 units.

Thank you for your consideration.

Yvonne Gavre  
1208 Mariposa St.  
SF, CA 94107

**From:** [Valencia, Ernesto](#)  
**To:** [Shamman.walton@sfgov.org](mailto:Shamman.walton@sfgov.org); [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** 249 Texas St  
**Date:** Wednesday, September 29, 2021 7:19:45 AM

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

Dear President Walton and Board of Supervisors,

On October 19th you will be listening to the CUA appeal for 249 Texas - I am the FORMER owner of that building **opposed** to the CUA. I stand with Commissioner Imperial and Commissioner Moore, and the many neighbors and advocacy group and Tenants Union in opposition. **There was many (1) misrepresentations of facts, (2) violations of law, or (3) unethical use of loopholes that the sponsors used to justify this project that reduces affordable housing in San Francisco despite the General Plan's Policy objectives and mandates.** The sponsor is now misusing a state law intended to benefit Californians by adding housing stock to take away two units of housing and build a mansion for a 3 person family on a middle and working class block (rare, for these days) in San Francisco.

The sponsors are well-connected and well-resourced attorneys with another \$3M home in Noe Valley, yet they are saying they need a "safe" additional place for their family. When I sold my home to them, I chose them because they said they loved our home and neighborhood and wanted to remodel it - not destroy it. Their claims to love the neighborhood are questionable as evidenced by the fact that they have not collaborated with anyone in the neighborhood and seem completely tone-deaf to the concerns of those opposing. Furthermore, they have manipulated the perception of the current state of the house and used outlandish claims to justify the demolition so they can have a single family mansion. First, the Sponsors lied multiple times saying there was no second home in the building but this lie was exposed at March 4th hearing, triggering a continuance. Contrary to Sponsors claims, I spent decades with my family, first in the top unit, and later in the bottom unit which I also rented to low income folks. It is not dilapidated, the ceiling heights of the 3 bedrooms are above what is required in SF, and I sent in pictures of the remodel to the Planning Department that were ignored. There is also a 40 foot, fruit bearing Hass avocado tree that deserves to be preserved too in the backyard if there is a remodel.

It is unfortunate that despite the mountain of evidence presented to the Planning Commission, they did not do their job and allowed this CUA to move forward and now we have to take up your precious time now at the Board of Supervisors. However, I ask that you listen with a careful ear with what has happened in this case. Approving this CUA continues to set a precedent of wealthy sponsors railroading neighborhoods with their own elitism.

Sincerely,

Ernesto Valencia and family

*Regards,*

***Ernesto Valencia***

Administrative Assistant

Microbiology and Immunology

513 Parnassus, HSW 1542, Box 0552

San Francisco, CA 94143

Tel: 415-506-9913

Fax: 415-476-6185

[Ernesto.Valencia@ucsf.edu](mailto:Ernesto.Valencia@ucsf.edu)

**From:** [Forrest Phillips](#)  
**To:** [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** Appeal of CUA for 249 Texas Street  
**Date:** Friday, September 24, 2021 12:25:50 PM

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

Dear Supervisors,

I am a neighbor of 249 Texas whose CUA for demolition of a two-unit Victorian home in my neighborhood of Potrero Hill is up for appeal. This property, 249 Texas Street, has been a source of affordable housing for our neighborhood, and evidence suggests that the current owner's plan to rebuild a giant single-family mansion with a token basement unit. This is not only contrary to the nature of our mixed-income neighborhood but also needlessly disruptive to myself and other neighbors.

My issues with this demolition and build are as follows:

1. The sponsor has refused communication and, more importantly, compromise with neighbors, including suggestions that would greatly reduce the building's impact on surrounding houses and not change their ability to create their dream home.
2. Their architect has been caught lying multiple times to the planning commission to gain a favorable ruling for their project. At the first CUA hearing on March 4th, the architect knowingly lied multiple times claiming that the house was a 1 unit single-family home and that their project would therefore be ADDING housing to our neighborhood in a bid to gain approval. When this patently false lie was exposed to the commission by neighbors calling in that very meeting, the only recourse that occurred was that they had to re-submit their project. How are neighbors and the commission to believe that this architect and family will be honest and truthful about other necessary conditions of the build concerning safety and environmental impacts given that there are no repercussions for lying?
3. This architect, John Maniscalco, is responsible for 40% of demolitions of two-unit homes to build giant single-family homes with token second units. The planning commission's refusal to enact any sort of consequence for his lies is clear evidence that he is being hired specifically because he can get approvals for these types of projects that are counter to our city's perseverance of affordable housing.
4. This project also directly contradicts the spirit of the San Francisco General Plan's edict to preserve "naturally affordable housing" such as this 2 unit home. This is not "affordable by design" as specifically mandated by the San Francisco General Plan.
5. Neighbors within a 300ft radius were not kept updated about hearing extensions (of which there were two, the first because the sponsor violated the Sunshine Ordinance by not pasting a public sign concerning the hearing on the building, the second because the sponsor had to submit information concerning the second unit they had omitted from

their paperwork). This limited the neighbors' ability to organize and attend these meetings, resulting in the loss of their rights to be heard by the city government.

I ask that you please listen to the appeal with an open mind and look at the reason these policies were enacted and whether this project supports or opposes those outcomes.

Forrest Phillips  
Potrero Hill



**From:** [Glenn Galang](#)  
**To:** [Walton, Shamann \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Support for Conditional Use Authorization for 249 Texas Street  
**Date:** Saturday, September 25, 2021 1:08:23 PM

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

**REFERENCE:**

**BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET**

Dear Board of Supervisors President Walton,

I'm writing in support of the demolition and rebuilding on **249 Texas Street**. I've lived in San Francisco and Daly City since 1977 (immigrated from the Philippines with my family when I was a child). I'm a proud homeowner and resident in the Bayview District (since 2015). Prior to that, I was a homeowner and resident in the Crocker Amazon/Visitacion Valley (since 2000).

I learned of the issues surrounding this project through the homeowners sponsoring the project Joanne Siu and Kerry Shapiro so I looked into. Our kids have gone to the same school since they were both in kindergarten (2014) at the nearby at Live Oak School on Mariposa St. where they are now in 7th grade.

I understand that this has already been previously reviewed and approved by the planning department. I looked into what they're trying to build on **249 Texas Street** and I think it is reasonable for what they are trying to accomplish. They want to **keep** their home and their roots in San Francisco by building a multi-generational housing for their mother which I think is a need in San Francisco, I do not think the size of what they are trying to build is out of line. I'm in the Potrero Hill neighborhood all the time and just blocks away there are much larger homes and complexes being built.

I especially like the fact that it will be subject to the existing rent stabilization ordinances, will have 2 off street parking and eliminate an unauthorized unit while introducing a legal one. The family are already active members of the Potrero Hill community and allowing them to build on **249 Texas St.** will allow that to continue instead of having them look elsewhere so they can adequately care for their family.

Please allow the project to continue as previously reviewed and approved.

Thank you for your time,

Glenn Galang

**From:** [joanne lee](#)  
**To:** [Walton, Shamann \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [hilary.ronen@sfgov.org](mailto:hilary.ronen@sfgov.org); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA CU APPEAL FOR 249 TEXAS STREET  
**Date:** Sunday, September 26, 2021 7:14:46 PM  
**Attachments:** [J.Siu letter of support.pdf](#)

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September 20, 2021

Shamann Walton, President  
San Francisco Board of Supervisors  
City Hall, San Francisco

Cc: Angela Calvillo, Clerk, Board of Supervisors

RE: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

Dear President Walton,

I am writing in support of the project at 249 Texas Street. I live next door to the project sponsors, Kerry Shapiro and Joanne Siu at their current home in Noe Valley. We've been neighbors for 13 years and I'm truly sorry to see them move. They have been wonderful neighbors – participating in the neighborhood watch and social activities to strengthen our community.

Their project has been approved by the Planning Commission on June 3, 2021 and I urge you to support the Commission's decision.

The project, at 30 feet, is well below SF allowable height range of 40 feet. The structure meets all SF planning code and residential design guidelines, as determined by the Planning Department which has been working with sponsor's architect on the project and reviewed and approved by the Planning Commission. The sponsors did not seek permission for any variance from these regulations and guidelines.

The project provides more code-compliant bedrooms than currently existing. The Appellants allege that the existing unauthorized bottom unit has three bedrooms while the top authorized unit has two bedrooms. However, the rooms in the existing unauthorized bottom unit are not code compliant bedrooms even though they may have been used by the prior owner as bedrooms. Therefore, the proposed project actually increases the number of compliant bedrooms.

This house will be a multi-generational home for the Shapiro-Siu family and keep them in San Francisco as they raise their daughter and care for Joanne's elderly mother. Too many families are leaving our City in search of more affordable housing as their families grow. This project will prevent one more family from leaving.

Please support this project and uphold the Planning Commission's actions.

Thank you for your consideration,

Joanne Lee  
3770 22<sup>nd</sup> Street, SF 94114

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Cc:** [BOS Legislation, \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Letter supporting the appeal of the CUA for the demolition of 249 Texas St  
**Date:** Thursday, September 23, 2021 12:15:23 PM

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**From:** Emily Block <emilybee3@gmail.com>  
**Sent:** Wednesday, September 22, 2021 3:32 PM  
**To:** ChanStaff (BOS) <ChanStaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; MelgarStaff (BOS) <MelgarStaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Letter supporting the appeal of the CUA for the demolition of 249 Texas St

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

Dear Supervisors,

I am a neighbor within the 300 foot radius of 249 Texas which is up for appeal soon for its CUA for demolition of a two unit Victorian home in my neighborhood of Potrero Hill. This property, 249 Texas Street, has long been a source of affordable housing for our neighborhood, and I believe that the current owner's plan to rebuild a giant single family mansion with a token basement unit is not only contrary to the nature of our mixed income neighborhood, but also needlessly disruptive to neighbors.

My issue with this demolition and build stems from the sponsor not only refusing communication and, more importantly, compromise with neighbors, but also lying multiple times to the planning commission in order to gain a favorable ruling for their project. At the first CUA hearing on March 4th, the architect knowingly lied multiple times claiming that the house was a 1 unit single family home, and that their project would therefore be ADDING housing to our neighborhood in a bid to gain approval. When this patently false lie was exposed to the commission by neighbors calling in that very meeting, the only recourse that occurred was that they had to re-submit their project. I believe that the planning commission did not do their due diligence in checking the facts of this project, as they were not at that first meeting able to confirm whether or not a lower unit with a visible mailbox and front door as well as a long history of tenant occupancy existed. This architect, John Maniscalco, is responsible for 40% of demolitions of two unit homes to build giant single family homes with token second units. The planning commission's refusal to enact any sort of consequence for

his lies is clear evidence that he is being hired specifically because he can get approvals for these types of projects that are counter to our city's perseverance of affordable housing. This project also directly contradicts the spirit of the San Francisco General Plan's edict to preserve "naturally affordable housing" such as this 2 unit home.

Neighbors from each side of the block and across the street share these concerns, and were kept in the dark about this project and the proceedings by the project sponsors. Neighbors within a 300ft radius were not kept updated about hearing extensions (of which there were two, the first because the sponsor violated the Sunshine Ordinance by not pasting a public sign concerning the hearing on the building, the second because the sponsor had to submit information concerning the second unit they had omitted from their paperwork). This limited the neighbors' ability to organize and attend these meetings, resulting in the loss of their rights to be heard by the city government. I ask that please listen to the appeal with an open mind and look at the policy considerations that exist between the lines.

Sincerely,  
Emily Block, 255 Mississippi St

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Emily Block

**From:** [Brian Schroer](#)  
**To:** [ChanStaff \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Cc:** [BOS Legislation, \(BOS\)](#)  
**Subject:** OPPOSITION TO CUA at 249 Texas Street  
**Date:** Wednesday, September 22, 2021 11:53:49 AM

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

To Whom it May Concern,

I've lived in San Francisco for 12 years, first as a renter for and now as an owner of a condo. I'm writing to vehemently **oppose** the CUA approval for 249 Texas Street and the Planning Commission's 5 to 2 vote to approve it because of its tragic policy implications for our city. The Commission's decision paves the way for **furthering a lack of diversity** in San Francisco via demolitions of rent-controlled, affordable housing.

The General Plan's Policy Objective 3 mandates that we **protect and retain affordable housing**.

The CUA's approval of 249 Texas St flies in the face of this objective. It rewards unscrupulous architects, greedy developers, and the top 1% of our city who use their deep pockets to bully long-time neighbors and alter existing, historical neighborhoods to suit their narrow personal goals. This is a pervasive pattern across San Francisco, and it seems the Board of Supervisors may not fully grasp the gravity of the situation at the local level, which includes egregious abuses of process and the law, not to mention the displacement of tenants during the pandemic.

This case has widespread opposition from neighborhood groups and the Tenants Union, along with multiple local and city coalitions. I respectfully ask you the Supervisors to **please consider our city's residents over powerful and wealthy developers**.

This case will come before you on October 19th. Please listen to your neighbors and residents with an open mind and act in the best interest of San Francisco's waning middle and working class folks.

Respectfully,

Brian Schroer

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Cc:** [BOS Legislation, \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
**Date:** Thursday, September 9, 2021 10:33:34 AM  
**Attachments:** [249 Texas Street.pdf](#)

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**From:** Jackie Holen <jackie.holen@gmail.com>  
**Sent:** Monday, September 6, 2021 8:54 AM  
**To:** Walton, Shamann (BOS) <shamann.walton@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>  
**Subject:** BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA

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This email is also attached as a pdf file.

BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA

Re: APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

From Jacqueline Holen

3749 22<sup>nd</sup> Street, San Francisco, CA 94114

To: President Shamann Walton, Board of Supervisors

Copy to Clerk: Angela Calvillo, Clerk of the Board of Supervisors at [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

Copy to all Supervisors

I am writing as a neighbor and friend of the owners of 249 Texas Street. I read about the property in an article in the Potrero View (<https://www.potreroview.net/proposed-teardown-on-texas-street-draws-opposition/>) and subsequently discussed it with the owners.

The owners' project was vetted by the Planning Dept Staff and the Planning Commission and in consultation with the City Atty on the application of SB330 – in two separate hearings. It was approved 5-2 by the Commission.

This is clearly not an issue for the Board of Supervisors.

Change is hard. That's why there are building codes, zoning laws, building departments, permitting processes, etc. The proposed building is code-compliant – the existing building is not – and did not require exceptions or variances from SF building code and regulations.

While neighbors should certainly be able to weigh in, they too must follow the laws and the process. This is not a tenant issue. This is not a "San Francisco does not have enough affordable housing" issue. The current home has an illegal rental unit that is not used. No loss. No renters are being evicted.

The proposed home is in keeping with the mixed use of the neighborhood, in scale with other properties. The owners will live in the house with their school-aged daughter and elderly mother who has Alzheimer's. While the neighbors at 249 Texas Street may not like the design of the new house, the current "Victorian" property is obviously dilapidated and retains very few architectural elements that identify it as Victorian (much less charming).

Please dismiss this issue. The owners have followed laws and processes. They should be able to build legally on their property.

Respectfully submitted,

Jacqueline Holen



BOARD FILE: 210791; PLANNING CASE No. 2020-003223CUA  
Re: APPEAL OF CONDITIONAL USE AUTHORIZATION FOR 249 TEXAS STREET

From Jacqueline Holen  
3749 22<sup>nd</sup> Street, San Francisco, CA 94114

To: President Shamann Walton, Board of Supervisors  
Copy to Clerk: Angela Calvillo, Clerk of the Board of Supervisors at [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)  
Copy to all the Supervisors ]

I am writing as a neighbor and friend of the owners of 249 Texas Street. I read about the property in an article in the Potrero View (<https://www.potreroview.net/proposed-teardown-on-texas-street-draws-opposition/>) and subsequently discussed it with the owners.

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Please dismiss this issue. The owners have followed laws and processes. They should be able to build legally on their property.

Respectfully submitted,

Jacqueline Holen

**From:** [Gee, Natalie \(BOS\)](#)  
**To:** [johnny.galang@gmail.com](mailto:johnny.galang@gmail.com)  
**Cc:** [Evans, Abe \(BOS\); BOS Legislation. \(BOS\)](#)  
**Subject:** Re: 249 Texas Project  
**Date:** Tuesday, September 7, 2021 7:30:42 AM

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Thank you for your advocacy, Johnny. I'm including a copy of this to BOS-Legislation to include a copy with the 249 Texas CU Appeal (File Nos. 210791-210794).

**Natalie Gee** 朱凱勤, Chief of Staff  
**Supervisor Shamann Walton, District 10**  
**President, Board of Supervisors**  
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282  
**Direct:** 415.554.7672 | **Office:** 415.554.7670

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**From:** District 10 Contact Us Google Form <sfbdsupvrs@gmail.com>  
**Date:** Sunday, September 5, 2021 at 11:19 AM  
**To:** Waltonstaff (BOS) <waltonstaff@sfgov.org>, Burch, Percy (BOS) <percy.burch@sfgov.org>, Tse, John (BOS) <john.tse@sfgov.org>, Gee, Natalie (BOS) <natalie.gee@sfgov.org>, Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>, Evans, Abe (BOS) <abe.evans@sfgov.org>  
**Subject:** Contact Us Submission - Supervisor Walton

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

A constituent has submitted a request via the Contact Us web page.

Copy and paste the following email address if you wish to reply to the original sender:  
[johnny.galang@gmail.com](mailto:johnny.galang@gmail.com)

**\*\*\* DO NOT REPLY TO THIS EMAIL FORM..!!! \*\*\***

THIS MAILBOX [sfbdsupvrs@gmail.com](mailto:sfbdsupvrs@gmail.com) IS NOT MONITORED.

**Here are the results.**

**Name**

Johnny Galang

**Subject**

249 Texas Project

**Address**

1027 Jamestown Ave

94124

**Phone Number**

4156087516

**Email**

[johnny.galang@gmail.com](mailto:johnny.galang@gmail.com)

**Comments**

I am writing today to voice my support for the construction project at 249 Texas St. I have known Joanne and Kerry, and their daughter, Ella, for almost ten years. In fact, I had the privilege of teaching Ella in first grade! They are a fantastic family and it saddened me to learn that people in their new neighborhood were resisting their proposed construction project. I am disappointed that they have spread misinformation about the project to try to halt its construction and I hope you will make the right choice, and allow the construction project to continue as planned.

Here are the facts of the matter. Joanne and Kerry followed every rule to the tee in planning this project and getting approval through the proper channels. The tenants of the previous property asked to terminate the lease and willingly moved out; they were not evicted improperly as opponents claim. They temporarily rented to other tenants at a lower price while they went through the planning and approval process. The amicable nature of these relationships has been proven through emails. The house will be a two-story structure above a garage with an additional unit not visible from the street as it will be part of the slope. Opponents wrongly claim that this is a "monster house" and not in character with the neighborhood. I teach at Live Oak School, which is only a few blocks away, and I have seen plenty of houses that match this type of plan.

Joanne and Kerry have worked hard to be able to build this home. Joanne immigrated from China when she was nine. Her parents sacrificed a great deal for her family to be able to make it in this country and now Joanne's 81 year-old mother is suffering the progressive loss of independence due to Alzheimer's disease. This is the reason to build an additional unit. Joanne wants to be able to care for her mother and maintain as much independence and dignity for her in her final years of life. Every day that passes without being able to build their new home is a day that Joanne is unable to spend time with her mother.

This construction project fully complies with city and state ordinances. The owners have gone above and beyond to make sure this is the case and to ensure that existing tenants are not being mistreated in the process. I urge you to vote in favor of allowing this construction project to continue as planned and approved.

Regards,  
Johnny Galang

