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City and County Surveyor

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June 23, 2020

RE: Planning Case No. 2018-015554CUA  
95 Nordhoff Street – Conditional Use Authorization (CUA) Appeal  
Assessor's Block 6763 Lot 001

To Clerk of the Board of Supervisors Angelo Calvillo:

This letter is in response to the Project Response Letter dated on June 17, 2020 to verify the sufficiency of the signatures of the original response letter dated on January 21, 2020, with respect to the above referenced appeal.

On January 21, 2020, the Office of the County Surveyor have found the appellants' signatures represent 27.97%, which is greater than 20% and is therefore enough for appeal.

On June 17, 2020, the Office of the County Surveyor had received an appeal to the January findings. The attorney representative of 95 Nordhoff summarizes that the actual percentage is 14.535%, which is less than 20% and is therefore not enough for appeal.

The Office of the County Surveyor revisited the CUA application and have found the actual percentage represents 40.86% of the area, which is greater than 20% of the area involved and therefore the appeal is still valid.

On inspection of the attorney's declaration, discrepancies have been found. The discrepancies are as follows:

The attorney had provided a total of 24 signatures (accounts to 51, 840 square feet), while the Office of the County Surveyor had counted 63 valid signatures (accounts to 116,176.99 square feet).

The attorney had surmised a total square footage surrounding 95 Nordhoff to be 356,653 square feet, whilst the Office of the County Surveyor had a total of 284,362. The total found by the Office of the County Surveyor had excluded, city owned properties (including public right-of-way) and the square footage of 95 Nordhoff as required under Planning Code Section 308.1(b). More details could be found on the attached Excel Sheet named "95 Nordhoff Signature\_20200623"

Sincerely,

*for Jason Wang*

Bruce R. Storrs, P.L.S.  
City & County Surveyor

CC Joseph Della Santina, Attorney  
Steven Ganz, Permittee  
Aaron Starr, San Francisco Planning Department

AB	LOT	Address	PG	Signing person	Percentage	SF	Comments
6467	4	575 Congo	3	Janet E. Mangini	100		
6763	31	49 Stillings	3	Steven Ganz	67		
6764	13	521 Congo	6	Laurel I. Schaefer-Trent	50		
6762	23	44 Nordhoff	8	Ben Coene	67		
6763	10	43 Nordhoff	10	Michael Rosenbluth	67		
6734	11	24 Stillings	12	Anne J. Laskey	100		
6763	12	33 Nordhoff	14	Barbara Tatum	100		
6763	12	33 Nordhoff	14	Elizabeth Uprichard	0	0	Combined with Barbara
6763	11	39 Nordhoff	16	Kelli Stock	67		Two printed names, 1 signature
6734	9	16 Stillings	18	Jacqueline Poggi	100		
6763	15	11 Nordhoff	20	Jin Park	50		
6734	10	20 Stillings	22	Louise Swig	50		
6734	23	46 Stillings	24	Judith Tick	100		46 Stillings Properties LLC
6734	8	2 Stillings	26	James Hanratty	100	0	
6734	8	2 Stillings	26	Jacklyn Hanratty	0	0	Combined with James
6763	44	69 Nordhoff	28	Bashir A. Abdullah	100		
6763	7	65 Nordhoff	30	Larry Ketelaar	100		
6763	30	51 Stillings	32	Cristina D. Dobleman	100		
6763	37	57 Stillings	34	Carmen Vega	100		
6762	28	22 N (80 Nordhoff)	36	Eva Fan	0	0	PO: FLEG CAROLYN
6762	22	38 Nordhoff	37	Anthony Plaza	0	0	PO: KOENIGSBERG GARRY
6763	22	544 Congo	38	Gregory Ridenour	100		
6763	22	544 Congo	38	Deborah May	0	0	Combined with Greg
6763	42	550 Congo	38	Jimmy Olson	0	0	PO: Jennifer Lucero
6763	21	538 Congo	38	Elizabeth Murdock	100		
6763	21	538 Congo	38	Paul Cort	67	0	J430025
6763	17	514 Congo	38	Stuart Pilorz	100		
6763	17	514 Congo	38	Susan Ostermann	0	0	Combined with Stuart
6764	13	521 Congo	38	Thomas Trent	50		
6764	12	527 Congo	38	Herbert Ramirez	0	0	PO: Roland Luistro
6764	14	511 Congo	38	Howard Rosenfield	100		
3062	1	15 Melrose	38	Juan Lupz	0	0	PO: Gregory Lopez
3060	2	16 Melrose	38	Vicki Chiang	50		
6764	21	541 Congo	38	Jason Keel	100		
6764	21	541 Congo	38	Neeru Gupta	0	0	Combined with Jason
6763	41	574 Congo	38	Theodore Harris	50		
6763	18	520 Congo	38	Flora M Wong	50		
6764	6	561 Congo	38	Charles D Aron	100		
6763	39	556 Congo	38	James J Vogt	100		
3060	2a	20 Melrose	38	Julie Goot	100		
6762	27	66 Nordhoff	53	Jennifer Polishook	100		
6762	27	66 Nordhoff	53	Tim Polishook	0	0	Combined with Jennifer
6763	38	53 Stillings	53	Alexis Sturdy	50		
6762	30a	51 Martha	53	Frank C Young	100		
6735	15	52 Martha	53	Leslie M Lopato	33		
6763	19	66 Martha	53	Unita F Mitchell	50		
6762	28	80 Nordhoff	53	Carolyn Fleg	100		
6735	25	88 Martha	53	Tom Christian	100		
6735	25	88 Martha	53	Margaret Hewitt	0	0	Combined with Tom
6735	18	62 Martha	53	Joy Durighello	0	0	Trust: Maria Durighello . DOC: F665830
6762	26	64 Nordhoff	53	Claire Droog	100		
6762	26	64 Nordhoff	53	Andrew Droog	0		Combined with Claire
3059	5	639 Congo	63	Frances Newburn	100		
6734	28	628 Congo	63	Barbara Kockerols	100		
3050	2	663 Congo	63	Tara Pouchard	67		
6706	60	729 Congo	63	Brian Curry	50		
6734	33	710 Congo	63	Allan Pleaner	67		
6706	44	749 Congo	63	Mike Youngblood	50		
6706	42	701 Congo	63	Chris Garvey	50		
6734	29	652 Congo	63	Julie Long Gallegos	0		Ronald, Geoffery, & Jason; Need proof of Julie
6734	18	624 Congo	63	Chang Liu	100		
6734	18	624 Congo	63	Wenwei Zhao	0		Combined with Chang
6734	17	620 Congo	63	Kenneth Avery	50		
6763	43	566 Congo	63	Divya Chander	50		Who is in Blue Pearl Trust?
6734	2	720 Congo	63	Jeffery Laffranchini	100		
6734	3	730 Congo	63	Adriene Lacau	100		
6734	3	732 Congo	63	Adriene Lacau	0		732 Congo is not a valid address
6735	27	810 Congo	63	Eric Kammerud	67		
6735	63	822 Congo	63	Melissa Choy	67		
6735	48	830 Congo	63	Miriam Moss	100		
6734	31	680 Congo	63	Lisa McCahon	50		
ROW	ROW	ROW	CAD	ROW			
Total							

AB	LOT	Address	PG	Signing person	Percentage	SF	SF Counted	Comments
3059	2	663 Congo	63	Tara Pouchard	66.67%	0	0	outside 300' Not Counted
3059	5	639 Congo	63	Frances Newburn	100.00%	1439.61	1439.61	
3060	2	16 Melrose	38	Vicki Chiang	50.00%	2600.12	1300.06	
3060	2a	20 Melrose	38	Julie Goot	100.00%	1033.19	1033.19	
3062	1	15 Melrose	38	Juan Lupz	0.00%	0	0	PO: Gregory Lopez; outside of 300' Not Counted
6706	60	729 Congo	63	Brian Curry	50.00%	0	0	outside 300' Not Counted
6706	44	749 Congo	63	Mike Youngblood	50.00%	1.69	0.845	
6706	42	701 Congo	63	Chris Garvey	50.00%	2952.05	1476.025	
6734	11	24 Stillings	12	Anne J. Laskey	100.00%	2217.38	2217.38	
6734	9	16 Stillings	18	Jacqueline Poggi	100.00%	2763.49	2763.49	
6734	10	20 Stillings	22	Louise Swig	50.00%	2221.77	1110.885	
6734	23	46 Stillings	24	Judith Tick	100.00%	4567.71	4567.71	46 Stillings Properties LLC
6734	8	2 Stillings	26	James Hanratty	100.00%	3292.32	3292.32	
6734	8	2 Stillings	26	Jacklyn Hanratty	0.00%	0	0	Combined with James
6734	28	628 Congo	63	Barbara Kockerols	100.00%	2483.79	2483.79	
6734	33	710 Congo	63	Allan Pleaner	66.67%	640.09	426.748003	
6734	29	652 Congo	63	Julie Long Gallegos	0.00%	3276.03	0	Ronald, Geoffery, & Jason; Need proof of Julie
6734	18	624 Congo	63	Chang Liu	100.00%	3400.16	3400.16	
6734	18	624 Congo	63	Wenwei Zhao	0.00%	0	0	Combined with Chang
6734	17	620 Congo	63	Kenneth Avery	50.00%	1875.09	937.545	
6734	2	720 Congo	63	Jeffery Laffranchini	100.00%	3168.5	3168.5	
6734	3	730 Congo	63	Adriene Lacau	100.00%	2589.48	2589.48	
6734	3	732 Congo	63	Adriene Lacau	0.00%	0	0	732 Congo is not a valid address
6734	31	680 Congo	63	Lisa McCahon	50.00%	157.31	78.655	
6735	15	52 Martha	53	Leslie M Lopato	66.67%	409.76	273.186992	
6735	25	88 Martha	53	Tom Christian	100.00%	2727.76	2727.76	
6735	25	88 Martha	53	Margaret Hewitt	0.00%	0	0	Combined with Tom
6735	18	62 Martha	53	Joy Durighello	0.00%	2222.81	0	Trust: Maria Durighello . DOC: F665830
6735	27	810 Congo	63	Eric Kammerud	66.67%	2704.61	1803.163487	
6735	63	822 Congo	63	Melissa Choy	66.67%	1790.34	1193.619678	
6735	48	830 Congo	63	Miriam Moss	100.00%	1568.8	1568.8	
6762	23	44 Nordhoff	8	Ben Coene	66.67%	3531.33	2354.337711	
6762	28	22 N (80 Nordhoff)	36	Eva Fan	0.00%	2791.69	0	PO: FLEG CAROLYN; illegible address
6762	22	38 Nordhoff	37	Anthony Plaza	0.00%	3542.28	0	PO: KOENIGSBERG GARRY
6762	27	66 Nordhoff	53	Jennifer Polishook	100.00%	2612.11	2612.11	
6762	27	66 Nordhoff	53	Tim Polishook	0.00%	0	0	Combined with Jennifer
6762	30a	51 Martha	53	Frank C Young	100.00%	1839.43	1839.43	
6762	28	80 Nordhoff	53	Carolyn Fleg	100.00%	2791.69	2791.69	
6762	26	64 Nordhoff	53	Claire Droog	100.00%	2940.3	2940.3	
6762	26	64 Nordhoff	53	Andrew Droog	0.00%	0	0	Combined with Claire
6763	31	49 Stillings	3	Steven Ganz	66.67%	2937.22	1958.244574	
6763	10	43 Nordhoff	10	Michael Rosenbluth	66.67%	3281.97	2188.089399	
6763	12	33 Nordhoff	14	Barbara Tatum	100.00%	3260.08	3260.08	
6763	12	33 Nordhoff	14	Elizabeth Uprichard	0.00%	0	0	Combined with Barbara
6763	11	39 Nordhoff	16	Kelli Stock	66.67%	3271.03	2180.795701	Two printed names, 1 signature
6763	15	11 Nordhoff	20	Jin Park	50.00%	3179.16	1589.58	
6763	44	69 Nordhoff	28	Bashir A. Abdullah	100.00%	6585.3	6585.3	
6763	7	65 Nordhoff	30	Larry Ketelaar	100.00%	4989.62	4989.62	
6763	30	51 Stillings	32	Cristina D. Dobleman	100.00%	2699.65	2699.65	
6763	37	57 Stillings	34	Carmen Vega	100.00%	2109.93	2109.93	
6763	22	544 Congo	38	Gregory Ridenour	100.00%	3475.56	3475.56	
6763	22	544 Congo	38	Deborah May	0.00%	0	0	Combined with Greg
6763	42	550 Congo	38	Jimmy Olson	0.00%	2567.09	0	PO: Jennifer Lucero
6763	21	538 Congo	38	Elizabeth Murdock	100.00%	3484.03	3484.03	
6763	21	538 Congo	38	Paul Cort	0.00%	0	0	Combined with Elizabeth
6763	17	514 Congo	38	Stuart Pilorz	100.00%	3177.85	3177.85	
6763	17	514 Congo	38	Susan Ostermann	0.00%	0	0	Combined with Stuart
6763	41	574 Congo	38	Theodore Harris	50.00%	3593.16	1796.58	
6763	18	520 Congo	38	Flora M Wong	50.00%	3509.44	1754.72	
6763	39	556 Congo	38	James J Vogt	100.00%	2649.33	2649.33	
6763	38	53 Stillings	53	Alexis Sturdy	50.00%	2122.04	1061.02	
6763	19	66 Martha	53	Unita F Mitchell	50.00%	6993.47	3496.735	
6763	43	566 Congo	63	Divya Chander	100.00%	7060.56	7060.56	Divya is trustee of Blue Pearl
6764	4	575 Congo	3	Janet E. Mangini	100.00%	2372.76	2372.76	
6764	13	521 Congo	6	Laurel I. Schaefer-Trent	50.00%	123.55	61.775	
6764	13	521 Congo	38	Thomas Trent	50.00%	123.55	61.775	
6764	12	527 Congo	38	Herbert Ramirez	50.00%	826.46	413.23	
6764	14	511 Congo	38	Howard Rosenfield	100.00%	0	0	outside 300' Not Counted
6764	21	541 Congo	38	Jason Keel	100.00%	2992.99	2992.99	
6764	21	541 Congo	38	Neeru Gupta	0.00%	0	0	Combined with Jason
6764	6	561 Congo	38	Charles D Aron	100.00%	2365.99	2365.99	
						<b>Total:</b>	<b>Total:</b>	
						<b>151904.48</b>	<b>116176.99</b>	

City Owned SF	PROW	SF of 95 Nordhoff	Total 300' Radius	SF 300' - SF Not Counted	Total Signed SF Counted	Percentage of [Total Signed SF Counted] / [SF 300' excluding extras]
73.19	106250.54	7508.35	398194.80	284362.72	116176.99	40.86%