

From: [banane](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Re: Adverse community construction on 939 Lombard
Date: Sunday, September 10, 2023 11:30:33 AM

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To illustrate the impact, I took this photo at morning assembly at approximately 9:30AM this week (September 4th)

This photo shows the current residential lot right next to school. It contains trees and vines on and behind the white the retaining wall.



This grey box represents the new construction - a four foot high structure above our white retaining wall. Current photo frame includes only 2 stories of lot nextdoor, so imagine the grey box going up 2 more flights.



Thank you
Anna Billstrom

On Sat, Sep 2, 2023 at 10:19 AM banane <banane@gmail.com> wrote:

Greetings,

I am a homeowner in North Beach for 20 years and a resident of San Francisco for 30 years. My child was born here, and attended schools in North Beach, and at **Yick Wo Elementary School** until his current grade: 4th. News of a construction site next door to the school, uphill even, has alerted me to the alarming reality that the children's yard would be adversely affected by a private construction project.

Urban schools already have a lot of challenges: - traffic from sightseeing

- tourists gawking inside the fence all day
- limited school yard space (compared to suburbs)

- traffic for parents picking and dropping off.

Now, imagine adding to that a construction site limiting the sunshine for current and future generations of schoolchildren.

It makes you wonder "who would do this." Is our city so lacking in community-mindedness, that we don't recognize the **needs of our children?**

Is it a chance to say, maybe San Francisco can be a great place to raise children? Can **you** be a part of that decision?

I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

The proposed **5,000 square foot single home with a height of 40 feet** would have a footprint and **environmental impact equivalent to a multi-unit building** which would be subject to greater environmental scrutiny given the more than **25% slope and seismic hazard** presented.

While single family homes are typically exempt from CEQA, this project can be considered **extraordinary and exceptional** due to its outsize environmental impact and location which will **affect over 200 students and staff** at Yick Wo Elementary School.

Environmental Concerns

- **Landslide Risk** - The project sponsor's own geological study in October 2022 noted that this area is a landslide risk zone. The proposed building will require the removal of bedrock which will further compromise the stability of the hillside.
- **Seismic Hazard** - The current retaining wall on the school yard will be insufficient to support a structure of this mass. Instead up to a dozen piers will need to be drilled into the ground.
- **Ground Contaminants** - The geological study did not include a review of contaminants below the surface despite the need to drill 20-25 feet into the ground for the support piers.
- **Shadows** - Shadow studies have determined that shadows will increase by 15-20% over the playground/school yard in the spring and fall. As a "late

start" school, the timing of the shadows will impact all of the students.

- **Tree Removal** - Numerous trees, which are the habitat of the wild parrot will need to be cut down.

Child Related Concerns

- **Safety** - **The proposed building's location on top of a retaining wall for Yick Wo Elementary, and directly uphill from the school yard and playground, means the health and safety of the 200+ students and staff should be taken into consideration as it relates to landslide risk, seismic hazards and ground composition.**

In addition, we have concerns about construction itself:

- **Noise** which would hinder the ability of all children to learn and cause further disruption to the two Special Day Classes for autistic children.
- **Hazards** based on the proximity of the project to the school's entrance and exit. In addition, special care will need to be taken during the exterior portion of the project as debris could fall into the school yard which is used throughout the day.

The current investigations into DBI does not engender trust in the construction process and oversight.

The current owner of the lot should be able to build. We are asking that they build something harmonious with the community, and not just themselves. We understand that there is an affordable housing crisis - one that a mega mansion built to exploit current zoning regulations for an individual's financial gain - will not address.

We are asking for an environmental evaluation to understand what is the right-sized mass for a single family home or multi-unit building in this location. A building that will not destabilise the hillside or impact the safety and wellbeing of children.

Thank you for your thoughtful consideration on this matter.

Best regards,

Anna Billstrom
690 Chestnut Street, Apt 210, San Francisco, CA 94133
(415) 710-8526, banane@gmail.com

From: [David Weber](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: 939 Lombard St
Date: Saturday, September 2, 2023 8:49:41 AM

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Greetings,

As the father of Ansel and Jack Weber, students at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at [939 Lombard Street](#).

The proposed **5,000 square foot single home with a height of 40 feet** would have a footprint and **environmental impact equivalent to a multi-unit building** which would be subject to greater environmental scrutiny given the more than **25% slope and seismic hazard** presented.

While single family homes are typically exempt from CEQA, this project can be considered **extraordinary and exceptional** due to its outsize environmental impact and location which will **affect over 200 students and staff** at Yick Wo Elementary School.

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Child Related Concerns

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In addition, we have concerns about construction itself:

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- **Hazards** based on the proximity of the project to the school’s entrance and exit. In addition, special care will need to be taken during the exterior portion of the project as debris could fall into the school yard which is used throughout the day.

The current investigations into DBI does not engender trust in the construction process and oversight.

Yick Wo parents like myself are not saying do not build anything. We understand that there is an affordable housing crisis - one that a mega mansion built to exploit current zoning regulations for an individual’s financial gain - will not address.

We are asking for an environmental evaluation to understand what is the right-sized mass for a single family home or multi-unit building in this location. A building that will not destabilise the hillside or impact the safety and wellbeing of children.

Thank you for your thoughtful consideration on this matter.

Best regards,

David Weber

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310-869-5743