

From: Board of Supervisors, (BOS)
To: BOS-Supervisors
Cc: Major, Erica (BOS); Calvillo, Angela (BOS); Laxamana, Junko (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject: FW: Planning, Administrative Codes - Accessory Dwelling Units 210699
Date: Thursday, November 4, 2021 8:54:49 AM
Attachments: oebkhdfgmqlnim.png

From: ROGER DAWSON - CPOST <roger@cpost.com>
Sent: Thursday, October 28, 2021 2:21 PM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Phung, Kristina (CPC) <kristina.phung@sfgov.org>; Chandler, Mathew (CPC) <Mathew.Chandler@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Cook, Lorabelle (CPC) <lorabelle.cook@sfgov.org>; Bintliff, Jacob (BOS) <Jacob.Bintliff@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; lisa.liew@sfgov.org; Wong, Jocelyn (BOS) <jocelyn.wong@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; brad Hirn <brad@hrscf.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Jalipa, Brent (BOS) <brent.jalipa@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; anastasia Yovanopoulos <shashacooks@yahoo.com>; ChanStaff (BOS) <ChanStaff@sfgov.org>; MelgarStaff (BOS) <MelgarStaff@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>
Subject: Planning, Administrative Codes - Accessory Dwelling Units 210699

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Dear Mayor Breed,

On Tuesday Oct. 26th the **BOS unanimously passed** (first reading) Supervisor Mandelman's ADU Reform.

In just 5 more days on Nov. 2nd it will undoubtedly, unanimously pass a final vote and **be sent to you for approval**.

I pray you will approve and sign this into law as soon as possible. The 30 tenants of 801 Corbett on Twin Peaks desperately need the proposed harmful ADU (2021-000997DRP) here to be examined in light of the code clarifications to stop the terrible abuse we have suffered for over 2 years.

Supervisor Mandelman's ADU Reform has already passed by **UNANIMOUS** votes: the **Planning Commission** (Sept. 9th), the **Land Use and Transportation Committee** (Oct. 18th) and now the full **BOS** (first vote - 1 of 2, Oct. 26th).

We, and dozens of similar cases of ADU abuse needed this reform yesterday.

Sincerely,

Roger Dawson
On Behalf of the Tenants
801 Corbett, # 15
San Francisco, CA 94131
Cell: (650) 218-5431

PS Additional Background:

10/26/2021 Board of Supervisors Meeting Minutes

Planning, Administrative Codes - Accessory Dwelling Units 210699

Sponsors: Mandelman; Ronen, Preston, Melgar, Peskin and Chan

Ordinance amending the Planning Code to clarify the requirements for applications to construct Accessory Dwelling Units under the City's local Accessory Dwelling Unit approval process; amending the Administrative Code to clarify that landlords may not remove certain tenant housing services without just cause and that issuance of a building permit does not constitute just cause; making findings as required by the Tenant Protection Act of 2019; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Supervisor Chan requested to be added as a co-sponsor.

PASSED ON FIRST READING by the following vote:

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani, Walton

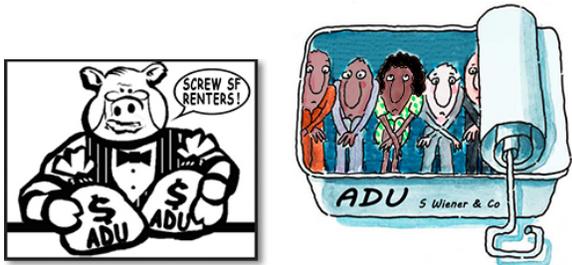
AND MORE BACKGROUND:

We live at 801 Corbett on Twin Peaks:



where the owner has filed for a massive ADU (2021-000997PRJ & 2021-000997DRP), the largest and most disruptive in the city.

Supervisor Mandelman's ACCESSORY DWELLING UNIT CONTROLS need to be adopted immediately to stop the madness and the harm being inflicted upon SF residents. The ADU was flawed legislation hastily adopted at a manic time in SF's boom/bust housing market. It threw common sense out the window when it came to ADU projects. This isn't surprising considering wealthy developers were covertly behind its origination and were exploiting the legislation before the ink was even dry.



It is time for a change and as we have seen this week, change often happens only after an outrageous, over-the-top event finally triggers reform.

The **801 Corbett ADU** is that event:



A proposed ADU so outrageous in scope and harm that common sense should have warranted its rejection at the time it was filed. An ADU so overreaching that it has instigated reform of the existing ADU legislation. Long before it was even filed, Roger Dawson of 801 Corbett having uncovered what the new owner/developer was up to (despite their deliberately trying to keep it a secret), spoke before the Planning Commission in early 2019 and warned about rapidly escalating abuse of the ADU:



The very idea of turning one of San Francisco's architecturally unique and superbly well balanced mid-century apartment buildings into a dysfunctional and horrendously overcrowded tenement is so absurd that no one should have ever given it serious consideration. The mere fact that the door was open for this idea has brought nearly 3 years of misery for the 30 residents who are suffering daily at the hands of Joe Peters:



He represents wealthy Newport Beach developer Mark E. Hyatt - MEH Pioneer, LLC. This developer, based in the rapidly dwindling Republican stronghold of Orange County has taken a page right out of the Trump playbook on how to exploit real estate for profit at the expense of tenants. The ADU drew his attention in 2018 to buy 801 Corbett, add as many units as he could stuff it with: inside, underneath and around, and then flip it for what he desires - a massive profit. He has no empathy for the impact this ADU attempt would have for those of us Senior Citizens with disabilities that need accessible parking to get to their doctors and more. He has not a care for the hardships that 3 years of ADU construction would inflict upon the African-American, Asian, and Latino residents of our building who rely on their parking and a peaceful environment when they return home from their exhausting jobs. They all live directly above the garage and would be impacted by noise, vibration and toxic fumes/dust the worst. More than a construction issue, this is a matter of social justice where white privilege with money cares little about the repercussions of their pursuit of the almighty dollar.

Legislation that the Supervisors originally envisioned as allowing a "granny flat" to be constructed in unneeded garages and backyards is being exploited at 801 Corbett to try and gain approval to construct what amounts to an entirely new building in, under and around the existing one. Increasing 801 to a ridiculously unlivable density - ruining it forever. Some of the added units being ludicrously tiny and not even designated as affordable. Everything's at market rate because this project is all about greed and profit: add to the unit count and flip the building so a wealthy Newport Beach developer can get even wealthier. The developer's wife (yes, Honeybee is her real name) is profiled flaunting their wealth:



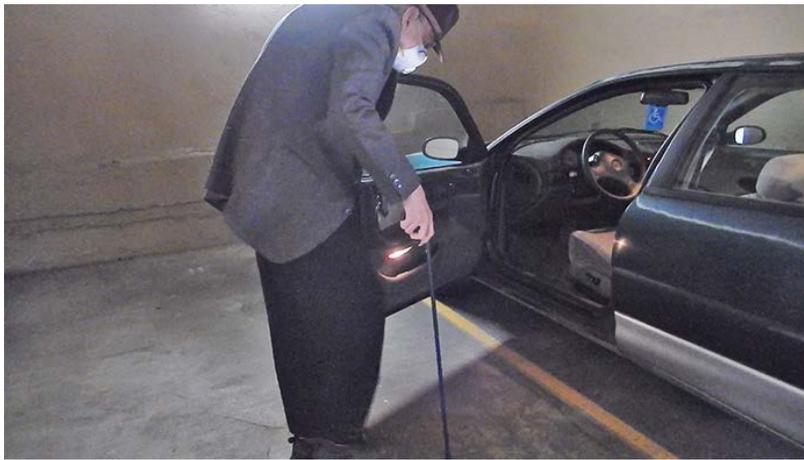
The removal of badly needed parking, storage rooms and burdening the same 2 laundry washers with as many as 16 more people on top of the 30 existing residents is outrageous. Quality of life is seriously degraded for the residents and the neighborhood suffers a horrendous parking and traffic nightmare. With the Rooftop School directly across the street, the project puts the very young students in harm's way from construction and traffic:



The proposed ADU at 801 Corbett will effectively put as many as 34 more vehicles on the street, forcing them to remain dependent on gasoline because there isn't a parking garage with EV chargers available as the residents want:



The 801 ADU will immediately eliminate all of our parking for 3 years and virtually all of the parking forever after that. I moved here because of a need for parking and its loss will cause extreme hardship and force me to move. Possibly out of SF.



The residents of 801 Corbett are already suffering greatly because of the out of control ADU. The developer's agent Joe Peters, who is pushing the ADU has been refusing to rent needed parking spaces to residents, refused to let them use the storeroom and in a truly despicable act, deliberately removed the garage alarm system resulting in our cars being repeatedly burglarized:

San Francisco Police Department
REPORTEE FOLLOW-UP
CAD: 172-920-368
 Case Number: 170-854-490
 Case numbers are assigned to an investigator based on facts obtained during the initial investigation.

<input type="checkbox"/> Company A (Central)	315-2400
<input type="checkbox"/> Company B (Southern)	575-6000
<input type="checkbox"/> Company C (Bayview)	671-2300
<input checked="" type="checkbox"/> Company D (Mission)	558-5400

Peters is trying to manipulate our situation here so he can falsely claim that the garage is "hardly being used", when in reality we are being denied parking and storage. Further, our safety and property in the garage have been knowingly put at risk in an effort to drive us out of the garage. He has been doing this systematically for months now leading up to his filing for the ADU. If that isn't bad enough, he lied to us and tried to keep his ADU plans a secret for months and has deliberately interfered with Planning's review process by aggressively removing all notices and even letters informing the residents about the ADU including the Environmental Review and Discretionary Review (the resident manager admitted that he was ordered to remove all ADU notices or he would be fired):

EVERY NOTICE TORN DOWN IN MINUTES

LETTERS REMOVED BEFORE RESIDENTS COULD READ THEM

Residents opposed to his ADU have been repeatedly threatened with eviction and he's shown up late at night harassing them at their doorsteps with frightened residents calling the SFPD for help. He's even tried to intimidate residents by taking pictures or recording video. This harassment has been relentless, he does it every time he is on the property. He always does it making sure he's noticed in order to intimidate, then he sends printouts letting us know he is "watching". His henchmen are doing the same. It has gotten so bad that it has drawn the attention of the District Attorney's Office and on their instruction the police were called and they took a report:

JOE PETERS

HENCHMEN

PHOTOS SENT BY PETERS TO INTIMIDATE TENANTS

San Francisco Police Department
REPORTEE FOLLOW-UP
CAD: 222-91735
 Case numbers are assigned to an investigator based on facts obtained during the initial investigation.

<input type="checkbox"/> Company A (Central)	315-2400
<input type="checkbox"/> Company B (Southern)	575-6000
<input type="checkbox"/> Company C (Bayview)	671-2300
<input type="checkbox"/> Company D (Mission)	558-5400
<input type="checkbox"/> Company E (Duffield)	516-5100
<input checked="" type="checkbox"/> Company F (Orin)	242-3000

POLICE CALLED FOR CAMERA HARASSING TENANTS

This is the absurdity that Wiener's ADU has spawned.

Supervisors, please act quickly to pass Mandelman's ADU reforms. We have suffered enough battling him for 3 years now, we cannot survive 3 additional years of horrendous demolition, excavation and construction turmoil only to be left with our building turned into an overcrowded and dysfunctional tenement. All of this is especially harmful to the many of us Senior Citizens with disabilities who have called 801 home for decades.

Sincerely,

Roger Dawson
On Behalf of the Tenants
801 Corbett, # 15
San Francisco, CA 94131
Cell: (650) 218-5431



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www.avg.com

From: Board of Supervisors, (BOS)
To: BOS:Supervisors
Cc: Major, Erica (BOS); Calvillo, Angela (BOS); Laxamana, Junko (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject: FW: BOS Meeting Tomorrow Item #3 ADU Reform - 210699 - Public Comment
Date: Monday, November 1, 2021 4:05:27 PM

From: ROGER DAWSON - CPOST <roger@cpost.com>

Sent: Monday, November 1, 2021 3:06 PM

To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Cc: Phung, Kristina (CPC) <kristina.phung@sfgov.org>; Chandler, Mathew (CPC) <mathew.chandler@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Cook, Lorabelle (CPC) <lorabelle.cook@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; lisa.liew@sfgov.org; Wong, Jocelyn (BOS) <jocelyn.wong@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; brad Hirn <brad@hrcsf.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Jalipa, Brent (BOS) <brent.jalipa@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; anastasia Yovanopoulos <shashacooks@yahoo.com>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>

Subject: BOS Meeting Tomorrow Item #3 ADU Reform - 210699 - Public Comment

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Dear Board of Supervisors and Mayor Breed,

On Tuesday, I pray that the **BOS will unanimously pass** Supervisor Mandelman's ADU Reform:

Board of Supervisors

Meeting Agenda

Tuesday, November 2, 2021

3. 210699 [Planning, Administrative Codes - Accessory Dwelling Units]

Sponsors: Mandelman; Ronen, Preston, Melgar, Peskin and Chan

Ordinance amending the Planning Code to clarify the requirements for applications to construct Accessory Dwelling Units under the City's local Accessory Dwelling Unit approval process; amending the Administrative Code to clarify that landlords may not remove certain tenant housing services without just cause and that issuance of a building permit does not constitute just cause; making findings as required by the Tenant Protection Act of 2019; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

10/26/2021; PASSED ON FIRST READING.

Question: Shall this Ordinance be FINALLY PASSED?

I also ask that you send it to Mayor Breed without delay to approve and sign this into law as soon as possible. The 30 tenants of 801 Corbett on Twin Peaks desperately need the proposed harmful ADU (2021-000997DRP) here to be examined in light of the code clarifications to stop the terrible abuse we have suffered for over 2 years.

Supervisor Mandelman's ADU Reform has already passed by **UNANIMOUS** votes: the **Planning Commission** (Sept. 9th), the **Land Use and Transportation Committee** (Oct. 18th) and the full **BOS** first vote on Oct. 26th.

PUBLIC COMMENT FOR AGENDA ITEM #3 - 210699:

Hi, My name is Roger Dawson and I live at 801 Corbett on Twin Peaks, where the owner has filed for a massively outrageous ADU, the largest and most disruptive in the city.

The ADU is instigating horrendous behavior by developers intent on pushing their disruptive plans through by any means.

Here at 801 Corbett for months they tried to keep their ADU plans a secret until they were outed. The things we've had to endure are mind blowing:

We have been:

- **Lied-to about the proposed ADU, blatantly told: "it doesn't effect you"**
- **Threatened with eviction**
- **Harassed late at night at our doorsteps**
- **Harassed/intimidated with camera surveillance**
- **Had dozens of notices and letters to tenants torn down/taken, intended to notify about the ADU, Environmental Review and Discretionary Review**
- **Encountered constant refusals to rent available parking to tenants, including senior citizens with disabilities**
- **Refusal to let us use our storeroom**
- **Refusal to fix noise issues in an effort to drive us out of the building**
- **AND, despite our pleading with him not to, the deliberate removal of our garage security system - encouraging numerous break-ins and theft to drive us out of the garage**

To put it bluntly, the ADU has put us in a living hell here at 801 Corbett, so bad it has drawn the attention of the District Attorney's office and the Rent Board.

There is nothing "accessory" about the 801 Corbett Accessory Dwelling Unit proposal, it is a massive construction of an entirely new building underneath and around the existing one. The demolition, excavation and construction will drive out the majority of the 30 tenants, just what the developer and owner want --- effectively defeating rent control.

Reform is desperately needed so that we won't lose our **PARKING, STOREROOM & LAUNDRY**, and can **LIVE IN PEACE & QUIET** in our rent controlled building.

We, and dozens of similar cases of ADU abuse needed this reform yesterday.

Sincerely,

Roger Dawson
On Behalf of the Tenants
801 Corbett, # 15
San Francisco, CA 94131
Cell: (650) 218-5431



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