

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

From: [Randall Whitehead](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: FW: Letter of protest for saving the Victorian at 249 Texas Street
Date: Thursday, October 14, 2021 10:47:54 AM
Attachments: [Planning Commision Letter.docx](#)

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From: Randall Whitehead
Sent: Thursday, October 14, 2021 10:44 AM
To: Shamann.Walton@sfgov.org; Board.of.Supervisors@sfgov.org; bos.legislation@sfor.gov
Subject: Letter of protest for saving the Victorian at 249 Texas Street

Please find attached a letter that explains my position on the demolition of the 2-unit Victorian at 249 Texas Street.

Thank you very much,
Randall Whitehead

Randall Whitehead
1212 Eighteenth Street San Francisco California 94107

October 14, 2021

Dear President Walton and the Board of Supervisors,

I am writing to of oppose the Conditional Use Authorization of the home at 249 Texas Street by the Planning Commission. I live around the corner from this property and feel that turning a 2-unit rent controlled home into a single family McMansion is out of character for the neighborhood.

A group of concerned neighbors have tried to get a meeting with the developers, but we have not been given the chance, even though we were promised that they would. We, as neighbors, and the Tenants Union have gone to the hearings, but we have been ignored by the developers.

The existing building is a historic Victorian, nestled in a row of homes from that same era. Yes, it is sorely in need of some repairs, especially a good paint job. But needs to be preserved, not demolished.

I am requesting that the board of supervisors overturn the planning commission's decision. Let's find a way to retain the two rent controlled units and save a Victorian that helps retain the history of Potrero Hill and the character of the city.

Thank you for your consideration,

Randall Whitehead

Randall Whitehead

From: [Joanne Siu](#)
To: [BOS Legislation, \(BOS\)](#); [Gee, Natalie \(BOS\)](#)
Cc: [Alex Clemens](#)
Subject: File 210791 - 249 Texas CUA - Board Package - missing letters submitted
Date: Friday, October 15, 2021 11:09:15 PM
Attachments: [21. Santosh - Letter of Support Planning #2020-03223CUA.pdf](#)
[15. frank mah support letter.pdf](#)
[8. Jimenez-Cruz support for 249 texas.pdf](#)
[18. sharmila Support for CUA for 249 Texas Street San Francisco.pdf](#)

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

Ms. Gee & Ms. Calvillo:

I reviewed the public correspondence file for the appeal of our CUA. I noticed the following letters that were submitted did not get uploaded:

- 1) Ms. Sharmila Hutchins (tab 18)
- 2) Ms. Kim Richman (tab 30)
- 3) Ms. Jennifer Jimenez-Cruz (tab 8)
- 4) Mr. Franklin Mah (tab 15)
- 5) Mr. Jay Ruben Dayrit (tab 20)
- 6) Mr. Santosh Jayaram (tab 21)

I included soft copies of the six letters for your ease of reference - the tab numbers correspond with the hardcopy binder tab numbers for the letters. These letters were emailed to President Walton, with copies to other supervisors.

Thank you for your help in uploading these letters and getting them in front of supervisors for completeness of record.

Have a great weekend!

Regards, Joanne



Sociology Department
2130 Fulton Street
San Francisco, CA 94117
Tel 415.422.5414
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kdrichman@usfca.edu

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 Mr. Walton:

I write to express my wholehearted support for Joanne Siu and Kerry Shapiro's application to the San Francisco Planning Commission for the approval of the CUA for 249 Texas Street.

I have known the Siu-Shapiro family for over ten years, since our children were in preschool together, and subsequently in K-8 together. Over the years our families became close friends, and I have come to know them quite well. I write also as a San Francisco resident of nearly 20 years, who has undergone the housing search and home buying process a number of times.

First, lest there be any doubt, I can speak to Joanne and Kerry's integrity as people and residents, their commitment to quality work, and their love of San Francisco. They have very high standards for anything they choose to take on and this project will be no different. They will follow every directive closely and make sure the work is done carefully.

Second, I empathize with them in their need to build a home that is suitable for Joanne's elderly mother, for whom they are primary caretakers. My own father is mobility impaired so I know well the difficulties that imposes for retaining family connections in the city. My father, for example, can no longer come to my house at all due to the stairs. I believe taking these needs into account is the smart and responsible thing to do.

Joanne & 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. I urge you to support the Planning Commission approval of the CUA for 249 Texas Street.

Thank you,

A handwritten signature in black ink, appearing to read "Kimberly D. Richman".

Kimberly D. Richman

JAY RUBEN DAYRIT

75 Randall St., San Francisco, CA 94131 | 415-706-1845 | jrdlos68@gmail.com

October 6, 2021

Shamann Walton
President
Board of Supervisors
San Francisco, CA

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

Dear Shamann Walton:

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

I've known Joanne Siu for going on 35 years now. We met at Yale College, where I found her to be a person of tremendous integrity, with a strong moral compass and a commitment to community. Therefore, I find it shocking that she and her husband Kerry Shapiro would be accused of falsifying their application to the Planning Commission and of wrongly evicting former tenants. Such allegations are categorically untrue and besmirch their character.

Joanne's mother is suffering from Alzheimer's disease, currently lives alone, and would benefit tremendously if she could live in a safe, newly-constructed home at 249 Texas Street with her adult daughter. Joanne and Kerry's own daughter would also be able to attend school a few blocks away, whereby alleviating the burden on having to be transported to and from school every day; Caring for an elderly parent with cognitive issues is a tremendous challenge, and every little bit helps.

The planning department supported their project, and the Planning Commission approved the project 5 to 2. The project meets the San Francisco building code requirements, residential guidelines, as well as requests from the building department staff and Planning Commissioners. It should be allowed.

Sincerely,



Jay Ruben Dayrit

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:

I write in support of Ms. Joanne Siu and Mr. Kerry Shapiro seeking the San Francisco Board of Supervisor's approval of the Conditional Use Authorization for 249 Texas Street.

I am a native San Franciscan where my family covers five generations. I currently reside at 1582 18th Avenue in San Francisco. I also have three siblings, their children, and numerous cousins who currently reside in San Francisco. I formerly resided in the Portola District and am familiar with the Potrero and Hunters Point neighborhoods where I once performed payroll functions for the Potrero Hill Neighborhood House and Horizons Unlimited through the Mayor's Office of Employment and Training.

Ms. Siu and I have been friends and former classmates for over thirty years. We were both enrolled at the Harvard Kennedy School of Government where I studied social policy and health care. After graduating, my work also included work with the elderly, health care, and education.

I am concerned about the vitriol and attacks on their character and seek to protect their good name and support their effort to care for Ms. Siu's mother, Joyce Siu, who is elderly and suffering from dementia. She is being cared for by Ms. Joanne Siu, who is her mother's primary caregiver. This home is being adapted for her care. I support this effort and seek your support.

The people, who are attacking Ms. Siu's character, do not know Ms. Siu or her family. Their lies and mischaracterizations threatens the care for Ms. Siu's mother, Joyce, and I object to their lies.

I have studied the proposed changes to their home and find it beautiful and consistent with city planning and housing regulations. I understand that a conditional use permit has been approved by a 5-2 vote and issued by the San Francisco Planning Commission. I seek your support of this Conditional Use Authorization for 249 Texas Street.

If I can be of further assistance in support of Ms. Sui's and Mr. Shapiro's application, I can be reached at 415-867-3427. Thank you for your time.

Regards,

Franklin L. Mah
1582 18th Avenue, San Francisco, CA. 94122

Cc: San Francisco Board of Supervisors

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.

My name is Jennifer Jimenez-Cruz, and I have lived at 312 Texas St., San Francisco since 2015, and in San Francisco since 2003. I learned about this project from speaking with Joanne Siu, the family that is trying to build a home to accommodate their multi-generational family in San Francisco, where they have reside since the 1990s and 1980s, respectively.

This home on Texas Street provides a safe home to accommodate Joanne's aging mother as well as for Joanne & Kerry to age in place. This is something we should encourage in San Francisco, which has seen an exodus of families with young children and elder parents.

Potrero Hill in general, and the blocks of Texas Street between Mariposa and 20th Street in particular, consists of single-family homes, condominiums, and apartment buildings from different era 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.

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. 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 preposterous/far-fetched and not supported by facts.

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, and I urge you to reject this appeal and allow the Siu-Shapiro family to build their multi-generational home.

Regards,

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

From: Sharmila Hutchins sharmilahutchins@gmail.com 

Subject: Support for CUA for 249 Texas Street, San Francisco

Date: October 6, 2021 at 4:52 PM

To: Shamann.Walton@sfgov.org

Cc: board.of.supervisors@sfgov.org, ChanStaff@sfgov.org, Matt.Haney@sfgov.org, Gordon.Mar@sfgov.org, MelgarStaff@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, MandelmanStaff@sfgov.org

SH

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.

October 7, 2021

President Shamann Walton
Board of Supervisors
San Francisco, California

Reference:

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

Dear President Walton,

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

My name is Sharmila Hutchins and I have lived in San Francisco for eleven years. I first met Joanne and Kerry several years ago when our children joined kindergarten at the same school in Potrero Hill. As our friendship developed over the years, I became aware that Joanne's mother, who lived alone, had been diagnosed with Alzheimer's. As the disease has progressed, it has become clear that Joanne's mother cannot continue to live alone.

I have watched as Joanne has becoming increasingly concerned about her mother and has been taking on more and more of her mother's caregiving responsibilities. The challenges have been numerous and have taken a toll on the family. Therefore, it was heart-warming to hear that Kerry and Joanne had made a decision to transition to a multi-generational household. The idea was that Joanne's mother would live with them, they would manage and monitor her care, and she would live out the remaining years of her life surrounded by family in comfortable surroundings.

Kerry and Joanne designed the property at 249 Texas St. with the intention of accommodating the needs of their entire family, especially Joanne's 81-year old mother. My understanding is that they have followed the planning process and regulations, and have worked with the City's planning staff for many months, to propose a project that addresses: 1) all SF building codes and residential guidelines, 2) requests from the building department staff, and 3) requests from the Planning Commissioners.

Given that the planning department supported the proposed project and the Planning Commission approved this project with a 5-2 vote, it is extremely distressing to hear about the appeal and the manner in which the neighbors have banded together (including forming a one-block, closed Nextdoor group) to oppose the new construction. I question the motivation behind what seems to be a very personal attack and a smear campaign designed to keep the Siu-Shapiro family out of the neighborhood. I am appalled to see this dynamic playing out in San Francisco and am deeply troubled by the manner in which this appeal has been presented. We should ALL be troubled by this behavior.

I urge you to reject the appeal, to support the Planning Commission approval for the CUA for 249 Texas Street and to allow Kerry and Joanne to build their new home.

Thank you.

Sincerely,




Sharmila Hutchins

Thank you.
Sharmila Hutchins

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.

My wife (Dawn) & I have known Joanne Siu & Kerry Shapiro for 7 years. Our daughters go to the same school in the Potrero Hill neighborhood. We cannot believe what they have endured in the Planning process for a home for their family and Joanne's aging mother in Potrero Hill. Having done some home renovations ourselves, we have personal knowledge of the complicated planning and residential design guidelines that dictate the front, back, and side setbacks as well as the height limits for any residential structure in the City. These rules, while complicated, provide predictable and non-arbitrary rules to ensure homeowners are being treated fairly. The SF Planning department and Planning Commission actively review and work with homeowners to ensure projects that are approved meet the regulations and guidelines.

Given the lengthy process for a project to be approved, it is surprising to us that so much fuss is made on Kerry and Joanne's family home for their family and for Joanne's mom. Their proposed building is fully code compliant and did not request any variances or exceptions. The planning department supports their project, and the Planning Commission voted to approve their project 5-2. Contrast this with the tenor of the appellants' Protest, which throws mud at the character of their future neighbors, and it is clear that this appeal to the Board of Supervisors is an abuse of the appeal process.

San Francisco is a tough place for a family with children and for the elderly, and we have witnessed many residents move out of our beloved City. Joanne & Kerry want to build a home that is safe for Joanne's mother and for them to age in place. They have worked hard to keep their family in San Francisco.

Please support the Planning Commission approval of the CUA for 249 Texas Street. Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Santosh Jayaram', written over a white background.

Santosh Jayaram