

From: [Carroll, John \(BOS\)](#)
To: [Contreras Langagne, Alicia \(ADM\)](#)
Cc: [MDC \(ADM\)](#); [Johnston, Jennifer \(ADM\)](#); [Gelardin, Eli \(ADM\)](#); [Kaplan, Debby \(ADM\)](#); [Hannan, Patrick \(DBI\)](#); [Tang, Katy \(ECN\)](#); [Koste, John \(ADM\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [BOS-Legislative Services](#)
Subject: RE: ABE Sunset Letter from Mayor's Disability Council - BOS File No. 240982
Date: Tuesday, February 18, 2025 10:58:00 AM
Attachments: [ABE Sunset Letter 2-14-2025.pdf](#)
[image001.png](#)
[image002.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Contreras Langagne, Alicia (ADM) <Alicia.Contreras@sfgov.org>

Sent: Friday, February 14, 2025 5:31 PM

To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Services <bos-legislative_services@sfgov.org>

Cc: MDC (ADM) <MDC@sfgov.org>; Johnston, Jennifer (ADM) <jennifer.johnston@sfgov.org>; Gelardin, Eli (ADM) <eli.gelardin@sfgov.org>; Kaplan, Debby (ADM) <deborah.kaplan@sfgov.org>; Hannan, Patrick (DBI) <patrick.j.hannan@sfgov.org>; Tang, Katy (ECN) <katy.tang@sfgov.org>; Koste, John (ADM) <john.koste@sfgov.org>

Subject: ABE Sunset Letter from Mayor's Disability Council

Good afternoon, Angela,

On behalf of the Mayor's Disability Council, I'm sending a letter to all of the members of the Board of Supervisors. Can you please see that it reaches them?

Thank you,

Alicia Contreras

Disability Compliance and Civic Engagement Coordinator

SF Mayor's Office on Disability

Office: (415) 554-0680

E-mail: alicia.contreras@sfgov.org

Web: sf.gov/mod



Mayor's Disability Council



Patricia Arack
Joanne Azulay, PhD
Co-Chairs

Eli Gelardin
Director

San Francisco Board of Supervisors
Letter regarding Sunset of ABE
Submitted by Patricia Arack

Feb 13, 2025

Dear Members of the Board of Supervisors:

The Mayor's Disability Council agrees with the Accessibility Appeals Board of the DBI that the Accessible Business Entrance (ABE) law should not fully sunset. The new legislation initiates a program that only encourages best practices to provide safe business entrances for the disability community. In theory, perhaps only encouragement to improve an entrance would be sufficient to promote safety for the disabled community, but in practice, it would fall short.

Instead, a compromise (a complaint filed by a member of the public), as opposed to a complete sunset of the ABE law, would provide a safer experience for people with disabilities and would not overwhelm the DBI, who has said it lacks the capacity to enforce the law for the several thousand businesses not yet in compliance.

This complaint could trigger an official review and would result in a much smaller number requiring enforcement actions. This would be a healthy and fair compromise instead of the complete dismissal of the law.

The Mayor's Disability Council supports adding a clause to the legislation sunsetting the ABE law that a complaint from a member of the public would trigger enforcement, along with the stated efforts to encourage all businesses to comply with ADA laws. This is the process for compliance for ADA laws and could also work successfully for the new ABE legislation.

Sincerely,

The Mayor's Disability Council

CC: Eli Gelardin, Director, Mayor's Office on Disability; Jennifer Johnston, Deputy City Administrator; Patrick Hannan, Communications Director, Department of Building Inspection; Katy Tang, Executive Director, Office of Small Business

From: [DeRuff, Henry \(BOS\)](#)
To: [Kristen McCaffery](#); [Mandelman, Rafael \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [Carroll, John \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: RE: Repeal of ABE ordinance.
Date: Wednesday, February 12, 2025 3:32:03 PM

Thank you for sharing NVMPA's support, Kristen.

I'm looping in [@Ho, Calvin \(BOS\)](#), who is the staff lead for this legislation. I'm also looping in [@Carroll, John \(BOS\)](#) and [@BOS Legislation, \(BOS\)](#) to register this as public comment on the item.

All the best,
Henry

Henry DeRuff

Legislative Aide
Office of Board President Rafael Mandelman, District 8
henry.deruff@sfgov.org
he/him/his

From: Kristen McCaffery <kristen@novysf.com>
Sent: Wednesday, February 12, 2025 2:01 PM
To: DeRuff, Henry (BOS) <henry.deruff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Subject: Repeal of ABE ordinance.

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S.F Board of Supervisors
Land Use & Transportation Committee
Attn: Mr. John Carroll, Clerk
[1 Dr. Carlton B. Goodlett Place](#)
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

Dear supervisors,

There is no other jurisdiction in California that has an ordinance mandating existing public accommodation businesses to provide accessible entrances. Although small business welcomes all customers, including from the disabled community, compliance in many cases became financial prohibitive with some cases exceeding \$100,000 including drawings, permits, labor and materials. A cost that property owners passed along to the small businesses.

We understand that after a recent lawsuit against a frivolous litigant by a city attorney we are no longer seeing drive by lawsuits.

We support this legislation which will sunset the enforcement dates of ABE and we believe will provide a positive benefit to 7,000 property owners.

The legislation will also waive some annual fees to promote the installation of accessible tools and require the Department of Building Inspection to hire a new certified access specialist to train up their staff to proactively look for accessibility issues in the field. Finally, the proposal will have the Office of Small Business and Mayor's Office on Disability work with the disability community and small business owners to create an educational campaign with best practices for making more inclusive changes to accessibility that impact those with cognitive, visual, and hearing disabilities.

Sincerely,

Kristen McCaffery
President
Noe Valley Merchants Association

Kristen McCaffery
Owner
o. [415.829.8383](tel:415.829.8383)
c. [415.672.3600](tel:415.672.3600)
kristen@novysf.com

From: [Carroll, John \(BOS\)](#)
To: "Myron Lee"
Cc: [Board of Supervisors \(BOS\)](#)
Subject: RE: Public Comment for 2/10/25 Land Use and Transportation Committee Meeting: File Number 240982
Date: Monday, February 10, 2025 4:59:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. I will include your comments in the file for this ordinance matter.

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- [Board of Supervisors File No. 240982](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Myron Lee <sfmelee@hotmail.com>
Sent: Monday, February 10, 2025 1:15 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Public Comment for 2/10/25 Land Use and Transportation Committee Meeting: File Number 240982

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

Small businesses here in San Francisco respect those with disabilities and are happy to serve them, but complying with the Accessible Business Entrance (ABE) program causes a number of challenges for small businesses and property owners who are still trying to recover economically from the COVID-19 pandemic. Compliance with ABE requires hiring an architect to design the entrance, applying for permits as well as bringing on a contractor to do the work, all significant expenses in time and money totaling tens of thousands of dollars, if not more. During construction, these businesses are forced to close for at least a few days, causing significant loss of income. They also need to work with Department of Public Works (DPW) to ensure that the sidewalk in front of their businesses is level with the new entrance; it can be challenging at times to get DPW on the same page.

San Francisco is an old city on hills: many of its historic buildings date back almost 120 years to the 1906 earthquake. The combination of older buildings on hills makes it very hard, if not impossible, to comply with ABE. Factoring in the costs of construction and loss of business, many businesses would be forced to close permanently.

From: [Carroll, John \(BOS\)](#)
To: rene@ttmpa.org
Cc: [Ho, Calvin \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: FW: Accessible Business Entrance Legislation - BOS File No. 240982
Date: Monday, February 10, 2025 12:49:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

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-

[Board of Supervisors File No. 240982](#)

John Carroll
Assistant Clerk

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From: Ho, Calvin (BOS) <>
Sent: Monday, February 10, 2025 12:43 PM
To: Rene Colorado <>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Re: Accessible Business Entrance Legislation

Hi Rene,

Thanks for sending this! Adding John Carroll, clerk for this meeting.

John - this is for File 240982.

Calvin Ho (he/they)

Legislative Aide

Office of Board President Rafael Mandelman, District 8

calvin.ho@sfgov.org | (415) 554-6968

From: Rene Colorado <rene@tlmpa.org>

Sent: Monday, February 10, 2025 12:22 PM

To: Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: Accessible Business Entrance Legislation

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

Dear Calvin,

I'm Rene Colorado, the Executive Director for the Tenderloin Merchants Association. It's a pleasure to connect with you.

Please find attached a letter of support for the legislation being heard today. I will also make every effort to attend in person and provide public comment.

Thank you for your time. Please let me know if I can be of further assistance.

Sincerely,

Rene Colorado

--

Rene Colorado

Executive Director

Tenderloin Merchants Association

651 Larkin Street, Little Saigon

San Francisco CA 94102

(415) 530-8802



www.tlmpa.org

From: [Carroll, John \(BOS\)](#)
To: [walter park](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: ABE Accessible Building Entry program improvement - BOS File No. 240982
Date: Monday, February 10, 2025 12:49:00 PM
Attachments: [ABE WPark to Mandelman Tang 2025-02-10.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
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From: walter park <waltsfo@gmail.com>
Sent: Monday, February 10, 2025 12:05 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fwd: ABE Accessible Building Entry program improvement

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Please distribute PDF to Land Use Committee members

Melbeer, Chen Mahmoud.

Item 3, TODAY 10 February, Accessible Public Accommodations

Thank you.

On Mon, Feb 10, 2025 at 11:50 AM walter park <waltsfo@gmail.com> wrote:

10 February 2025

San Francisco

Katy Tang, OSB Director

Rafael Mandelman, SF Board of Supervisors President

This is a time of retraction of civil rights in the US and in San Francisco, and people with disabilities, who are barely mentioned or tracked among protected classes, always lose first and most.

The ABE program is an innovative program to desegregate people with disabilities from neighborhood shops and other public accommodations. It would do so not by requiring compliance with with the California Building Code for new or modified structures, nor by imposing the standards in the Americans with Disabilities Act.

Like government, small businesses should be 'handled like a small

fish,' delicately. That is exactly the purpose of the Access Appeals Board, with its power to make cases-by-case decisions that balance the resources of small businesses and the right to access.

We have proposed to you that the ABE Ordinance be modified to end unrealistic requirements for major and costly improvements to the the right-of-way -- ub this case, the sidewalks controlled by the City itself.

Our discussion with you of this, and other softened requirements, along with rolling enforcement by DBI appear to have been mutually useful.

We have not had an opportunity to talk with DPW about details of removing sidewalk requirements from ABE. Have you done so? We've heard nothing.

Also, we discussed reviewing recent DBI 'Waivers,' which constitute a significant portion of the entire ABE universe of affected properties. We also discussed reviewing sample cases to see how to 'triage' ABE efforts, to get the most access with the least cost.

I filed Public Records requests with DBI in November, 2024, which were never responded to. In January, some questions were responded to, but no data was supplied. Two months ago, I requested copies of two summary reports. They were not received. To my knowledge they were not sent. After our discussions in January, I made new Public Records requests to DBI. You may have also.

I received a response last week, saying that DBI would begin to look for the requested records after the date of today's hearing.

The ABE program in its original form was never undertaken seriously by DBI (1).

We are proposing to modify the program to work for all parties.

This will require a month to view the docs and hold discussion among DPW, DBI, OSB, MOD, and the disability community.

We would also welcome the review and a resolution from the Mayor's Disability Council, who never gave any review.

Walter Park

President, Access Appeals Commission

(1) DBI refused my two recommendations at the design phase to:

1.) hire two staff to implement the program; or,

2.) create a database for tracking the process. Waiver documents aren't searchable -- they are PDF's of paper documents -- not data.

10 February 2025
San Francisco

Katy Tang, OSB Director
Rafael Mandelman, SF Board of Supervisors President

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President, Access Appeals Commission

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From: [Carroll, John \(BOS\)](#)
To: [dontaye Ball](#); [Ho, Calvin \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Repeal of ABE ordinance - BOS File No. 240982
Date: Monday, February 10, 2025 10:20:00 AM
Attachments: [Repeal of ABE ordinance, BMA.pdf](#)
[image001.png](#)

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[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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From: dontaye Ball <dontayeball@gmail.com>

Sent: Sunday, February 9, 2025 10:21 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: Repeal of ABE ordinance

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Hello John

Please see our attached letter

Dontaye Ball,
President
Bayview Merchants Association



S.F Board of Supervisors
Land Use & Transportation Committee
Attn: Mr. John Carroll, Clerk
1 Dr, Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

Dear supervisors,

There is no other jurisdiction in California that has an ordinance mandating existing public accommodation businesses to provide accessible entrances. Although small business welcomes all customers, including from the disabled community, compliance in many cases became financial prohibitive with some cases exceeding \$100,000 including drawings, permits, labor and materials. A cost that property owners passed along to the small businesses.

We understand that after a recent lawsuit against a frivolous litigant by a city attorney we are no longer seeing drive by lawsuits.

We support this legislation which will sunset the enforcement dates of ABE and we believe will provide a positive benefit to 7,000 property owners.

The legislation will also waive some annual fees to promote the installation of accessible tools and require the Department of Building Inspection to hire a new certified access specialist to train up their staff to proactively look for accessibility issues in the field. Finally, the proposal will have the Office of Small Business and Mayor's Office on Disability work with the disability community and small business owners to create an educational campaign with best practices for making more inclusive changes to accessibility that impact those with cognitive, visual, and hearing disabilities.

Sincerely,

Dontaye Ball,

President

Bayview Merchants Association

From: [Carroll, John \(BOS\)](#)
To: [Henry Karnilowicz](#)
Cc: [Ho, Calvin \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Repeal of ABE ordinance - BOS File No. 240982
Date: Monday, February 10, 2025 10:20:00 AM
Attachments: [ABE.pdf](#)
[image001.png](#)

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[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

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From: Henry Karnilowicz <occexp@aol.com>
Sent: Monday, February 10, 2025 8:16 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Ho, Calvin (BOS) <calvin.ho@sfgov.org>
Subject: Repeal of ABE ordinance

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Good morning John,

Please distribute the attached letter with the Land Use & Transportation Committee today.

Thank you!

Henry Karnilowicz
1019 Howard Street
San Francisco, CA 94103-2806
415.420.8113 cell
415.621.7583 fax

President
SOMBA (South Of Market Business Association)

President Emeritus
San Francisco Council of District Merchants Associations

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

somba South of Market Business Association

660 4th Street, #304 • San Francisco , CA 94107 • www.sfsomba.org
Cell: 415.420.8113 • Office: 415.621.7533 • email: contact@sfsomba.org

February 10, 2025

S.F Board of Supervisors
Land Use & Transportation Committee
Attn: Mr. John Carroll, Clerk
1 Dr, Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

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Sincerely,



Henry Karnilowicz
President

From: [Carroll, John \(BOS\)](#)
To: gumbosocial415@gmail.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: FW: Repeal of ABE ordinance - BOS File No. 240982
Date: Monday, February 10, 2025 10:20:00 AM
Attachments: [Repeal of ABE ordinance, GS \(1\).pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Mr. Gumbo <>

Sent: Sunday, February 9, 2025 10:10 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: Repeal of ABE ordinance

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Hello John

Please see our attached letter.

GUMBO SOCIAL

E A T M O R E G U M B O

S.F Board of Supervisors
Land Use & Transportation Committee
Attn: Mr. John Carroll, Clerk
1 Dr, Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

Dear supervisors,

There is no other jurisdiction in California that has an ordinance mandating existing public accommodation businesses to provide accessible entrances. Although small business welcomes all customers, including from the disabled community, compliance in many cases became financial prohibitive with some cases exceeding \$100,000 including drawings, permits, labor and materials. A cost that property owners passed along to the small businesses.

We understand that after a recent lawsuit against a frivolous litigant by a city attorney we are no longer seeing drive by lawsuits.

We support this legislation which will sunset the enforcement dates of ABE and we believe will provide a positive benefit to 7,000 property owners.

The legislation will also waive some annual fees to promote the installation of accessible tools and require the Department of Building Inspection to hire a new certified access specialist to train up their staff to proactively look for accessibility issues in the field. Finally, the proposal will have the Office of Small Business and Mayor's Office on Disability work with the disability community and small business owners to create an educational campaign with best practices for making more inclusive changes to accessibility that impact those with cognitive, visual, and hearing disabilities.

Sincerely,

Dontaye Ball,

Owner

Gumbo social
5167 3rd, San Francisco
California

From: [Carroll, John \(BOS\)](#)
To: [Chow, Albert](#); [Ho, Calvin \(BOS\)](#)
Cc: [Henry Karnilowicz](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: POPS President support for Item #240982 Ending ABE
Date: Monday, February 10, 2025 10:19:00 AM
Attachments: [Letter to BOS on Sunset of ABE.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Chow, Albert <president@sf-pops.com>
Sent: Sunday, February 9, 2025 10:19 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
Cc: Henry Karnilowicz <occxp@aol.com>
Subject: POPS President support for Item #240982 Ending ABE

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Dear Clerk, Mr. Carroll,

As the president of the People of Parkside Sunset small business association of Taraval I kindly submit my support letter to the Land Use Committee for the ending of the ABE ordinance.

Thank you,

Albert Chow, President

People of Parkside Sunset (POPS)

945 Taraval Street, #350

San Francisco, CA. 94116-2422

We hope you found this message to be useful. However, if you'd rather not receive future e-mails from POPS, please reply to this email with "Unsubscribe" in Subject Line. Thank you.



S.F Board of Supervisors
Land Use & Transportation Committee
Attn: Mr. John Carroll, Clerk
1 Dr, Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

Dear supervisors,

There is no other jurisdiction in California that has an ordinance mandating existing public accommodation businesses to provide accessible entrances. Although small business welcomes all customers, including from the disabled community, compliance in many cases became financial prohibitive with some cases exceeding \$100,000 including drawings, permits, labor and materials. A cost that property owners passed along to the small businesses.

We understand that after a recent lawsuit against a frivolous litigant by a city attorney we are no longer seeing drive by lawsuits.

We support this legislation which [will sunset the enforcement dates of ABE](#) and we believe [will provide a positive benefit to 7,000 property owners.](#)

[The legislation will also waive some annual fees to promote the installation of accessible tools and require the Department of Building Inspection to hire a new certified access specialist to train up their staff to proactively look for accessibility issues in the field. Finally, the proposal will have the Office of Small Business and Mayor's Office on Disability work with the disability community and small business owners to create an educational campaign with best practices for making more inclusive changes to accessibility that impact those with cognitive, visual, and hearing disabilities.](#)

Sincerely,

[Albert Chow](#)

[President](#)
People Of Parkside Sunset

From: [Carroll, John \(BOS\)](#)
To: [Amy Cleary](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: GGRA Letter of Support for Ordinance 240982
Date: Monday, February 10, 2025 10:19:00 AM
Attachments: [GGRA Letter of Support for Ordinance 240982 .pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Amy Cleary <amy@ggra.org>
Sent: Monday, February 10, 2025 8:33 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: GGRA Letter of Support for Ordinance 240982

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

Dear John Carroll,

Please see the attached GGRA Letter of Support for Ordinance 240982.

Best,
Amy

--

Amy Cleary
Director of Public Policy and Media Relations
Golden Gate Restaurant Association
415.370.9056
amy@ggra.org

**GOLDEN GATE
RESTAURANT
ASSOCIATION**
est: 1936

Land Use and Transportation Committee
Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

February 6, 2025

Dear Land Use and Transportation Committee,

On behalf of the Golden Gate Restaurant Association (GGRA), I am writing in strong support of Ordinance 240982.

This ordinance will amend the Building, Administrative, and Public Works Codes to remove the local requirement for existing buildings with a place of public accommodation to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; and affirming the Planning Department's determination under the California Environmental Quality Act.

Although property owners are responsible for compliance with Code requirements, many leases may shift some or all of the burden of compliance onto tenants, frequently placing the responsibility on small businesses without substantial financial resources. At a time when many small businesses continue to struggle in this challenging climate, it is a burden that many can not manage.

We ask for your approval for this sensible legislation that will cut red tape and the costs of operating a business in San Francisco.

Laurie Thomas



Executive Director
Golden Gate Restaurant Association

From: [Carroll, John \(BOS\)](#)
To: [Richard Hashimoto](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Cc: [Ho, Calvin \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: File No. 240982
Date: Monday, February 10, 2025 10:19:00 AM
Attachments: [image001.png](#)
[LUT File 240982.pdf](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Richard Hashimoto <rich.hashimoto@gmail.com>
Sent: Monday, February 10, 2025 8:26 AM
To: [MelgarStaff \(BOS\)](#) <melgarstaff@sfgov.org>; [ChenStaff](#) <ChenStaff@sfgov.org>; [MahmoodStaff](#) <MahmoodStaff@sfgov.org>
Cc: [Carroll, John \(BOS\)](#) <john.carroll@sfgov.org>; [Ho, Calvin \(BOS\)](#) <calvin.ho@sfgov.org>
Subject: File No. 240982

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Dear Supervisors,

I regret that I will not be able to attend today's (2/10/25) LUT meeting to speak on the referenced subject. Therefore, would you please accept the attached letter as our public comment.

Thank you,

Richard Hashimoto

President

Japantown Merchants Association



February 10, 2025

S.F Board of Supervisors
Land Use & Transportation Committee
1 Dr, Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re File #240982

Dear Supervisors Melgar, Chen and Mahmood:

There is no other jurisdiction in California that has an ordinance mandating existing public accommodation businesses to provide accessible entrances. Although small business welcomes all customers, including from the disabled community, compliance in many cases became a financial prohibitive hardship with some cases exceeding \$100,000 including drawings, permits, labor and materials. A cost that property owners passed down to its tenants, the small businesses.

We understand that after a recent lawsuit against a frivolous litigant by a city attorney we are no longer seeing drive-by lawsuits.

We support this legislation which will sunset the enforcement dates of ABE and we believe it will provide a positive benefit to 7,000 property owners and urge you to also support it.

The legislation will also waive some annual fees to promote the installation of accessible tools and require the Department of Building Inspection to hire a new certified access specialist to train their staff to proactively look for accessibility issues in the field. Finally, the proposal will have the Office of Small Business and Mayor's Office on Disability work with the disability community and small business owners to create an educational campaign with best practices for making more inclusive changes to accessibility that impact those with cognitive, visual, and hearing disabilities.

Sincerely,

Richard Hashimoto
President
Japantown Merchants Association

cc: John Carroll
Calvin Ho

From: [Carroll, John \(BOS\)](#)
To: [Betty Louie](#); [Board of Supervisors \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: ABE Legislation - BOS File No. 240982
Date: Monday, February 10, 2025 10:19:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Betty Louie <bjlouie@att.net>
Sent: Sunday, February 9, 2025 2:29 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: ABE Legislation

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Board of Supervisors
Land Use Committee

February 9, 2025

Support of Legislation to Repeal the current ABE ordinance

Dear Member of the Board of Supervisors and Members of the Land Use Committee,

We are in support of the legislation which will repeal the current ABE ordinance, waive some annual fees and require a new certified access specialist position to help property owners understand and educate them regarding accessibility issues.

Thank you for your attention to this matter.

Sincerely,

Eva Lee,
Chinatown Merchants Association

From: [Carroll, John \(BOS\)](#)
To: ["Cyn Wang"](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Cc: [Ho, Calvin \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Support of FILE NO. 240982
Date: Friday, February 7, 2025 9:15:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240982](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Cyn Wang <cyn@wangins.com>
Sent: Thursday, February 6, 2025 4:49 PM
To: MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Ho, Calvin (BOS) <calvin.ho@sfgov.org>
Subject: Support of FILE NO. 240982 t

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

Dear Members of the Land Use and Transportation Committee,

I am writing in strong support of FILE NO. 240982 to amend the Accessible Business Program (ABP). As a small business owner I have experienced firsthand the challenges and excessive burdens imposed by the ABP.

While accessibility is certainly important, the current framework for compliance has proven to be unnecessarily convoluted, costly, and an impediment to small business viability. Despite my background as a former Assistant City Attorney and a city commissioner, I found the process of understanding and complying with ABP requirements to be extraordinarily difficult. It took multiple visits to the Department of Building Inspection (DBI), dozens of emails, and the hiring of numerous vendors and contractors—including two certified access specialists—before I was able to comply. The total cost exceeded \$10,000, and the required changes even extended to addressing the slope of the sidewalk in front of my business, which required further permits from other departments, further compounding the complexity and financial burden.

Beyond my own experience, I have also assisted dozens of monolingual small business owners who faced even greater challenges navigating the ABP. Many were unable to fully comprehend the requirements and had no feasible way to afford the necessary modifications. One business owner shared with me that compliance would force them to close entirely. This is simply not an acceptable outcome for small businesses in a city striving for economic recovery.

At a time when San Francisco should be focused on revitalizing its small business and nightlife economy, DBI resources should be dedicated to efficiently issuing permits for new housing and businesses, rather than enforcing an overly burdensome and often confusing compliance program. The proposed amendments to the ABP are a necessary step toward balancing accessibility goals with the economic realities faced by small businesses.

I urge the Land Use and Transportation Committee to support FILE NO. 240982 and ensure that the ABP does not continue to hinder the very businesses that keep San Francisco's economy vibrant.

--

[Cynthia Wang](#)

From: [Carroll, John \(BOS\)](#)
To: ["Serina Calhoun"](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [ChenStaff](#)
Cc: [Kevin Riley](#); [Christopher Roach](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Opposition to Ordinance - BOS File No. 240982
Date: Wednesday, February 5, 2025 9:46:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 240982](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Serina Calhoun <serina@sync-arch.com>
Sent: Tuesday, February 4, 2025 9:35 AM
To: MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Kevin Riley <kriley82@gmail.com>; Christopher Roach <chris@studiovara.com>
Subject: Re: Opposition to Ordinance

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Good morning Supervisors,

I'm emailing you today in strong support for Supervisor Mandelman's proposed Ordinance 240982. I recently learned this is scheduled to be heard at Land Use and Transportation on Monday.

My name is Serina Calhoun. I'm a local architect and I've been practicing in the Bay Area for 24 years. In the past 5 years, we have helped our clients received approvals for hundreds of business entries across the city. Although we have benefited from the work this program created, I'm writing to you today to strongly support repeal of the Program. As an architect, I understand the goal of making our city more accessible and I support those efforts. But achieving compliance is now requiring architectural services, building permits, civil engineering, and DPW permits. The costs for making these small businesses accessible is creeping up over \$30,000. That's a bitter pill to swallow for small businesses with less than 1,000 sf of space.

The ABE program was enacted without adequate research and without adequate notice to businesses. In fact, DBI doesn't even have an accurate list of commercial entry addresses. I filed many checklists for active businesses only to be told by DBI that, the address didn't exist. Legacy businesses like the Irish Bank are a good example of this oversight. Getting DBI to update their records to include legitimate addresses cost some of my clients thousands of dollars in city fees and we had to produce countless documents to "prove" the entry existed, including historic fire insurance maps. On the flipside, many of my clients received violation notices for their residential entrances, because again – the city didn't have an accurate list of which addresses were commercial vs. residential uses.

As a result, many small business owners remain completely ignorant of this program, even 7 years later. And who is supposed to be responsible? The property owner? Or the business owner? Most lease agreements between business owners and landlords place ADA compliance on the shoulders of the tenant, something this ordinance failed to understand.

More recently, installation of a simple power-door operator, has ballooned into a complete regrading of the sidewalk. In the last year, DPW began requiring that a level landing, with slopes no greater than 2% be provided at the exterior operators. In our city of hills, this is technically infeasible. Those sidewalk improvements have cost small businesses \$10,000-\$30,000 just for the sidewalk work. For my clients with a 680 sf hair salon, that kind of cost is untenable. For these buildings, all constructed prior to the implementation of the ADA code, forcing small businesses to regrade large portions of the public right of way at their own expense seems punitive.

DBI has an access appeals board that can hear some of these cases, but even after my 24 years of practice, I still have no idea how to have a project heard by their group. There are no clear instructions about how to have a project brought before their board. Further, their findings are binding for DBI, but have no authority over DPW as a separate agency.

Although there is a \$10,000 grant for business owners to help offset the costs of the program, it has

also been a failure. My office manager had to spend hours on the phone trying to get our application processed and, ultimately, the only way to obtain the funds was to register as a vendor for the city. How will the hair salons, nail salons, and corner stores obtain the funds when they don't qualify to be a city vendor? Because I didn't know I needed to pay my contractor prevailing wage, I didn't even qualify for the full amount for my own project.

This program has been a failure from the start. I urge you to support the repeal of the ordinance. I also strongly request that this group recommend DBI revise the DA-04 and DA-05 requirements for existing buildings and eliminate the requirement for level landings at sidewalk power door operators where the public right of way slope exceeds 2%. This interpretation of the code will continue to cripple small businesses in the future if this document is not revised when they bring in their tenant improvement projects.

I sincerely hope your committee can join me in supporting this legislation and repealing this poorly executed program.

All the best,

Serina Calhoun

Principal Architect

syncopated architecture

415-558-9843

From: [Robert Noelke](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: In support of File #240982
Date: Monday, December 2, 2024 1:23:38 PM

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Dear Mr. Carroll,

I strongly support Supervisor Mandelman's Ordinance File No. 240982, compliance with ABE has seriously impacted many small business I work with, not just cost, but the disruption to business, loss of expensive usable footage in these business establishments.

Thank you for your consideration of the issue.

Robert Noelke
Prague Property Management, Inc.

From: [Carroll, John \(BOS\)](#)
To: [Betty Louie](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Low, Jen \(BOS\)](#); [Lovett, Li \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: COMMENT LETTER - LUT COMMITTEE: Mandelman Ordinance File #240982
Date: Tuesday, December 3, 2024 10:39:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 240982](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Betty Louie <bjlouie@att.net>
Sent: Monday, December 2, 2024 2:11 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: aron.peskin@sfgov.org; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>
Subject: Mandelman Ordinance File #240982

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File Number: 240982

Dear Supervisors,

I am writing in support of Supervisor Mandelman's Ordinance amending the Building, Administrative, and Public Works Codes to remove the local requirement for existing buildings with a place of public accommodation to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; and affirming the Planning Department's determination under the California Environmental Quality Act.

Finally, there is legislation that cuts bureaucratic red tape and unnecessary costs to arrive at the same conclusions!

Happy Holidays to All.

Betty Louie