

**From:** Board of Supervisors, (BOS)  
**To:** [BOS-Supervisors](#)  
**Subject:** FW: File No. 200160 / 743 Vermont St. Proposal  
**Date:** Thursday, July 16, 2020 3:30:00 PM

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**From:** Stefan K. <stefan.kalomoiris@gmail.com>  
**Sent:** Wednesday, July 15, 2020 2:32 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Re: File No. 200160 / 743 Vermont St. Proposal

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Dear Honorable Members of the Board of Supervisors,

My name is Stefan Kalomoiris and I live in Potrero Hill, at a shared apartment on 1201 Tennessee Street. I am a scientist who came to the U.S. from Greece 12 years ago. I love this city and this is where I want to be. Also as a proud and active member of the LGBTQ+ community, I want to be part of San Francisco and I feel most at home here.

However, even with a doctorate in Biochemistry/Cell Biology and as someone contributing to both the social and scientific community, I know that living here is very hard and unaffordable to many. I volunteer on Sunday mornings at St. Anthony's Foundation in the Tenderloin, where I serve meals to guests who are largely homeless, and are all food-insecure, and I am keenly aware of my relative privilege in being able to find a home to live in.

I love Potrero Hill but found it very challenging to find an affordable apartment anywhere in the city. Even with a good job and a roommate, it was extremely difficult to find affordable housing. The difficulties in finding affordable housing in the city are not new and not unique to me. The young generations of San Franciscans are intimately aware of how big a challenge it is to find housing in the city. For vulnerable people like the LGBTQ+ and undocumented communities, finding a home in the relative safety of San Francisco can be a matter of life or death.

Efforts made by the city to address the housing crisis are appreciated, and a good start to making the city more livable. The existing regulations and processes for establishing AND removing affordable housing units are essential to ensuring that the city can remain a home to the vulnerable communities and marginalized people who live here.

Therefore, it is extremely concerning when existing codes and regulations are not enforced, as in the present issue. By not applying the existing Building and Planning Codes to all individual housing projects and modifications, you are enabling landlords

and speculators to reduce the supply of affordable units that someone like me could live in. It's important to remember that every project and every affordable housing unit matters to someone. Especially in San Francisco, it can mean the difference between a home and homelessness.

Where units already exist in nice homes and safe neighborhoods like this one, I implore you to prevent construction projects that would expand an already large single family home for only two people and eliminate a unit without the legally required hearing and consideration for the impacts this has on the community. It is imperative that you recognize and regulate the Accessory Dwelling Unit (ADU) that already exists in this home. For all these reasons I would like to support the appellant on File No. 200160 / 743 Vermont St.

Thank you for your consideration.

Sincerely,  
Stefan Kalomoiris, PhD

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** FW: File No. 200160 / 743 Vermont St. Proposal  
**Date:** Thursday, July 16, 2020 3:31:00 PM

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**From:** G. Cory Warren <gcwarren@mac.com>  
**Sent:** Wednesday, July 15, 2020 2:21 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** File No. 200160 / 743 Vermont St. Proposal

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TO:  
Clerk of the San Francisco Board of Supervisors  
RE: File No. 200160 / 743 Vermont St. Proposal

Hi, my name is Cory Warren. My husband and I live in a home on Church Street in District 8 with our teenaged son. We've lived in San Francisco for almost 25 years. As our family has changed, so, too, have our needs. We're fortunate to have lived in five different neighborhoods in San Francisco.

We've done a renovation project in San Francisco and played by the rules, working directly with those affected. We remained on good terms with all involved.

As we're all aware, there is a shortage of affordable housing in San Francisco, particularly for those who make this city run — our teachers, first responders, essential workers, public employees and others. Many of the people who support our basic city services drive hours every day just to get to work because there are no affordable housing options here for them and their families.

Every existing unit in homes across our city can help someone who needs and wants to be in San Francisco.

Every project — including the 743 Vermont Street expansion — matters. This project proposes to significantly expand an already large home without adding any new livable rooms and without need for extra space for two people. And as long as our regulations, codes, and design guidelines are followed, and cooperation to minimize neighborhood impact is taken into account, expansion projects are permissible.

But with the 743 Vermont Street project, it's my understanding this hasn't been done. In the spirit of our planning process guidelines and just being a good San Francisco neighbor and citizen, each of us should work together cooperatively to minimize impacts to adjacent properties, regardless of which side of a project we are on. We did this exhaustively with our previous project and I am personally aware that Ms. McKnight did this with her small project in 2012, stopping her addition dead even with the back of the current 743 Vermont Street property, as requested by those property owners,

now Project Sponsors. Even after repeated requests over many months, the Project Sponsors have not once sat down with Ms. McKnight to directly discuss the Project's impact and potential mitigations.

Still, the key issue here is that this expansion proposal would eliminate an un-permitted dwelling unit on the ground floor of the home and bring it into the permitted space of a single family home. It does not matter that the owners did not build it or that they are not currently renting the space. It also doesn't matter why or how planning staff may have accepted confusing, conflicting or inaccurate plans and application materials throughout the process.

By closely reviewing the materials and filings, you can see that planning staff initially accepted inaccurate ground floor plans, then recognized a Notice of Violation that was issued for the un-permitted unit and stated that the unit was being legalized, when the plans did not reflect this. Then staff stated that the Unit was there but that it did not have to be legalized. No one seems to know for sure what is going on.

At the Appeals hearing on July 21, you have an opportunity to clear up the confusion, correct any oversight and make it right. We respectfully ask the Board to require the un-permitted dwelling unit at 743 Vermont Street be fully permitted as an ADU (or alternatively require all steps for eliminating a Unit). In our current environment, it seems that our City should take every reasonable opportunity to preserve existing affordable housing units. It is much easier to preserve and legalize a unit that is already present in a home than to build a new one. And every one maintained can help another family — which ultimately helps this city.

Thank you for your attention to this submission.

Cory Warren

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Cc:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: In support of Appellant; Re: File No. 200160 / 743 Vermont St. Proposal  
**Date:** Tuesday, July 14, 2020 3:57:00 PM

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**From:** George Kenny <georgekenny@sbcglobal.net>  
**Sent:** Tuesday, July 14, 2020 3:22 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>  
**Cc:** George Kenny <georgekenny@sbcglobal.net>; Meg McKnight <mcknight.meg@gene.com>  
**Subject:** In support of Appellant; Re: File No. 200160 / 743 Vermont St. Proposal

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To Wit

As a friend and colleague to the Appellant, Meg McKnight, and a fellow San Francisco resident, I would like to support the Appellant in the present situation, File No. 200160 / 743 Vermont St. Proposal

Appellant Meg McKnight has sought to work collaboratively with her neighbors at 743 Vermont Street during this permitting process. As the record likely shows, Meg accommodated the same neighbors' request for cooperation and made adjustments to her renovation that was conducted several years ago. Now, the same neighbors who asked for Meg's accommodation will not even meet with Meg to discuss this project.

I see no need to further reiterate the deficits in this project application as have been meticulously documented by others. I support Meg's desire to have this application reviewed and to hopefully bring her neighbors to the table for good faith conversations to begin to resolve the ongoing issues.

I live on the 200 block of Laussat Street in the Lower Haight. We have a VERY active neighborhood association. And while we all like each other, we disagree on issues all the time. There have been many renovations and building improvements completed in just the one block in which I reside. We've had our disagreements – but we never refused to talk or stopped talking.

George Kenny  
254 Laussat Street, SF, CA 94117

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Cc:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: In support of Appellant; Re: File No. 200160 / 743 Vermont St. Proposal  
**Date:** Tuesday, July 14, 2020 3:58:06 PM

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**From:** George Kenny <georgekenny@sbcglobal.net>  
**Sent:** Tuesday, July 14, 2020 3:22 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>  
**Cc:** George Kenny <georgekenny@sbcglobal.net>; Meg McKnight <mcknight.meg@gene.com>  
**Subject:** In support of Appellant; Re: File No. 200160 / 743 Vermont St. Proposal

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