

From: [Cristin Owens](#)
To: [Peskin, Aaron \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Concern about the health and safety of public elementary school children
Date: Tuesday, September 5, 2023 7:07:35 PM

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

Greetings,

As the parent of a child at Yick Wo Elementary school and Russian Hill resident, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

Yick Wo parents like myself are not saying do not build anything. We understand that there is an affordable housing crisis - one that a mega mansion built to exploit current zoning regulations for an individual's financial gain - will not address. I also do not think one individual's gain should be put above the health and safety of hundreds of developing elementary school children.

We are asking for an environmental evaluation to understand what is the right-sized mass for a single family home or multi-unit building in this location. A building that will not destabilize the hillside or impact the safety and wellbeing of children. I'm also very concerned about the shadow study that notes sunlight will be taken away from generations of urban children.

Thank you for your thoughtful consideration on this matter.

Best regards,
Cristin Owens

Sent from my iPhone

From: [Niki Brock](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: 939 Lombard Street - Construction Concerns
Date: Wednesday, September 6, 2023 11:25:40 AM

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

To Whom it May Concern,

I am a parent of a child at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

Child Related Concerns

- **Safety** - The proposed building's location on top of a retaining wall for Yick

Wo Elementary, and directly uphill from the school yard and playground, means the health and safety of the **200+ students and staff** should be taken into consideration as it relates to **landslide risk, seismic hazards and ground composition**.

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,
niki hughes, concerned parent

From: [Colin Stewart](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Cc: [Olivia Martinez](#)
Subject: 939 Lombard St
Date: Wednesday, September 6, 2023 4:42:35 PM

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

Greetings,

As a parent of a child, Lucas Stewart, at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

- **Landslide Risk** - The project sponsor's own geological study in October 2022 noted that this area is a landslide risk zone. The proposed building will require the removal of bedrock which will further compromise the stability of the hillside.
- **Seismic Hazard** - The current retaining wall on the school yard will be insufficient to support a structure of this mass. Instead up to a dozen piers will need to be drilled into the ground.

- **Ground Contaminants** - The geological study did not include a review of contaminants below the surface despite the need to drill 20-25 feet into the ground for the support piers.
- **Shadows** - Shadow studies have determined that shadows will increase by 15-20% over the playground/school yard in the spring and fall. As a “late start” school, the timing of the shadows will impact all of the students.
- **Tree Removal** - Numerous trees, which are the habitat of the wild parrot will need to be cut down.

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

of children.

Thank you for your thoughtful consideration on this matter.

Best regards,

Colin Stewart

From: [Stefanie Pogre](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: 939 Lombard
Date: Wednesday, September 6, 2023 1:07:47 PM

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

Greetings,

As the parent of a child at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

- **Noise** which would hinder the ability of all children to learn and cause further disruption to the two Special Day Classes for autistic children.

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

Stefanie Calloway

From: [HI Fukuyamas](#)
Subject: 939 Lombard concerns
Date: Saturday, September 2, 2023 8:37:56 AM

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

Greetings,

As the parents of 2 young children at Yick Wo Elementary School, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,
Paula & Jason Fukuyama

Sent from my iPhone

David Weber

1373 Vallejo St
San Francisco, CA 94109
310-869-5743

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

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

Greetings,

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

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

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

Environmental Concerns

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

increase by 15-20% over the playground/school yard in the spring and fall. As a “late start” school, the timing of the shadows will impact all of the students.

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

From: [Herdah Warner](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Concerns for proposed building at 939 Lombard Street.
Date: Saturday, September 2, 2023 8:42:02 AM

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

Greetings,

As a parent of Max and Ben Warner **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,
Herdah Warner

From: [Trish Llopis](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Environmental Review of 939 Lombard/Yick Wo Elementary School Safety Concern
Date: Saturday, September 2, 2023 9:02:37 AM

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

Greetings,

As the parent of a second grader at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,
Trish Llopis

From: [banane](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Adverse community construction on 939 Lombard
Date: Saturday, September 2, 2023 10:20:31 AM

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

Greetings,

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

Urban schools already have a lot of challenges: - traffic from sightseeing
- tourists gawking inside the fence all day
- limited school yard space (compared to suburbs)
- traffic for parents picking and dropping off.

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

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

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

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

The proposed **5,000 square foot single home with a height of 40 feet** would have a footprint and **environmental impact equivalent to a multi-unit building** which would be subject to greater

environmental scrutiny given the more than **25% slope and seismic hazard** presented.

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

Environmental Concerns

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

- **Noise** which would hinder the ability of all children to learn and cause further disruption to the two Special Day Classes for autistic children.
- **Hazards** based on the proximity of the project to the school's entrance and exit. In addition, special care will

need to be taken during the exterior portion of the project as debris could fall into the school yard which is used throughout the day.

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

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

From: [Carla Pauli](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: 939 Lombard st
Date: Sunday, September 3, 2023 2:00:56 AM

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

Greetings,

As the parent of a child at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

Child Related Concerns

- **Safety** - The proposed building's location on top of a retaining wall for Yick Wo

Elementary, and directly uphill from the school yard and playground, means the health and safety of the 200+ students and staff should be taken into consideration as it relates to landslide risk, seismic hazards and ground composition.

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

Carla Pauli
(650)906-3857

From: [Julie Peisner](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Construction at 939 Lombard Street
Date: Monday, September 4, 2023 2:21:42 PM

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

Greetings,

I am a parent at **Yick Wo Elementary School**, writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

Child Related Concerns

- **Safety** - The proposed building's location on top of a retaining wall for Yick Wo Elementary, and directly uphill from the school yard and playground, means the health and safety of the **200+ students and staff** should be taken into

consideration as it relates to **landslide risk, seismic hazards and ground composition**.

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

Julie

--

JULIE PEISNER

Sotheby's International Realty
Sales Associate, San Francisco

[415.823.0824](tel:415.823.0824)

juliepeisner.com

117 Greenwich Street, San Francisco CA 94111 | DRE: 01418710

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: [R.K](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: 939 Lombard
Date: Friday, September 1, 2023 3:24:57 PM

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

Greetings,

As the parent of a child in 2nd grade at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Kind regards,

Ranee Kwong

Yick Wo PTO Co-Treasurer, Yick Wo Parent, and SF Resident

From: [Dorset, Catherine](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: 939 Lombard Concern
Date: Friday, September 1, 2023 3:09:50 PM

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

Hello,

As a teacher at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

Child Related Concerns

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

composition.

In addition, I have concerns about construction itself:

- **Noise** which would hinder the ability of all children to learn. My classroom windows face the proposed building's location, and I have students with special needs in my class who will be greatly impacted by the noise and disruption.
- **Hazards** based on the proximity of the project to the school's entrance and exit. In addition, special care will need to be taken during the exterior portion of the project as debris could fall into the school yard which is used throughout the day.

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

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

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

Thank you for your thoughtful consideration on this matter.

Best,
Katie Dorset

--

Katie Dorset
4/5 Teacher
Yick Wo Elementary School
2245 Jones Street
San Francisco, CA 94133
(415) 749 - 3540

From: [Stephanie Falkenstein](#)
To: [Board of Supervisors \(BOS\)](#); [BOS Legislation \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Request for further Environmental Review: 939 Lombard
Date: Friday, September 1, 2023 2:14:34 PM

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

Greetings,

As the parent of a child at **Yick Wo Elementary School**, I am writing to express my concerns about the environmental impacts of the proposed building at 939 Lombard Street.

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

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

Environmental Concerns

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

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

Child Related Concerns

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

In addition, we have concerns about construction itself:

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

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

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

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

Thank you for your thoughtful consideration on this matter.

Best regards,

Stephanie Falkenstein