

**From:** [Christine Pelosi](#)  
**To:** [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Mar, Gordon \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Mullan, Andrew \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)  
**Subject:** BOS 11/10 Agenda Item 18 - 21: OPPOSITION to 2714 Green St demolition project absent EIR  
**Date:** Tuesday, November 10, 2020 12:01:56 PM

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Dear Supervisors,

I write as a concerned mother wife and daughter in law whose family home is jeopardized by a speculator's plan to uproot the property downslope and adjacent to my father in law Phil Kaufman's historic Coxhead home at 2421 Green Street in San Francisco.

As you know all too well, the covid pandemic has shuttered our schools including San Francisco public school campuses. As a result my 11 year old SFUSD sixth grader Bella and my 20 year old college sophomore Octavio are learning full time at the distance learning pod of their grandfather's home. Moreover, their father Peter and his 84-year-old father Phil work full time as filmmakers from the residence. A construction job unearthing massive amounts of dirt and pollutants while excavating and rebuilding on the downslope property next door would risk damage to all their health. Indeed the City's own FMND (Final Mitigated Negative Declaration) said the project risk included a chance of "injury and death" - living with those possibilities adds to their stress and can be avoided with an EIR.

This project has seen many iterations, none of which comport with the Slope Act or CEQA which require special protections for historic homes on hills. As a former San Francisco Deputy City Attorney whose first major case for the City was successfully litigating the Alta Street collapse, I am particularly familiar with the need for an environmental impact report to spare the home and the hill. Considering the City's recent multi-million dollar payout to the Millenium Tower residents, I would hope that you as stewards of our tax dollars would vastly prefer building new affordable housing to paying off claims for poorly planned projects. Damage here is foreseeable and preventable - IF you order an EIR to limit the scope and maximize protections for any project at 2417 Green Street.

For the safety of my family, their historic home, and the integrity of the property and the hillside, I respectfully request that you oppose to the proposed project at 2417 Green Street in San Francisco in its current form and demand an EIR before giving a project here any further consideration.

With respect,

Christine Pelosi

[sfpelosi@gmail.com](mailto:sfpelosi@gmail.com)

**From:** [Paul Wermer](#)  
**To:** [Stefani, Catherine \(BOS\)](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Mar, Gordon \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [xiaomu@aol.com](#); [Mullan, Andrew \(BOS\)](#)  
**Subject:** Agenda Item 18 -21 - Please reverse the 2417 Green Street MND  
**Date:** Monday, November 9, 2020 3:12:44 PM

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Dear Supervisor Stefani:

I urge that you and your colleagues on the Board of Supervisors vote to "Reverse the Revised Mitigated Negative Declaration - Proposed Project at 2417 Green Street".

I have been following this project since it was first proposed, and am dismayed that the Planning Department continues to ignore the historical significance of the Coxhead house at 2421 Green Street, a historical significance that is acknowledged in the city's own records, as well as a prior finding by the Board of Supervisors.

Yet the Planning Department apparently has ignored or downplayed both the potential of physical damage to the Coxhead house and the assured damage to the historic character of the house.

Others have spoken to the risk of physical damage, but I focus on the damage to the historic character of the Coxhead House. 2421 Green Street is historically significant because it illustrates Ernest Coxhead's brilliance as an architect, and especially in the use of natural light. The windows on the east wall of the house [demonstrate the architect's use natural light as an architectural feature](#). The proposed project, expanding into the rear yard, will shade these windows, obscuring Coxhead's intent.

It is important to realize that in many cases the historic character of a site or structure is strongly affected by the setting. It is unfortunate that the Planning Department does not consider this factor in assessing how a project may impact neighboring historic structures.

It is also unfortunate that neither the Planning Department or the Building Inspection Department give due consideration to the not infrequent damage to neighboring properties during excavations in San Francisco's soils - another example of failing to understand that actions on one lot can have significant adverse impacts on neighboring lots.

I urge the Board of Supervisors to overturn the Planning Commission's ruling by adopting agenda Item Agenda21.200140 [Preparation of Findings to Reverse the Revised Mitigated Negative Declaration - Proposed Project at 2417 Green Street]

Sincerely yours,  
Paul Wermer

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Paul Wermer  
2309 California St  
San Francisco, CA 94115

[paul@pw-sc.com](mailto:paul@pw-sc.com)