

From: [Henrietta Weiner](#)
To: [Major, Erica \(BOS\)](#)
Subject: re: Monday, Oct.18 - Supervisor Mandelman"s ordinance to protect tenants from harm by (ADU) construction
Date: Saturday, October 16, 2021 12:52:44 PM

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

As a SF resident and renter since the 1980's, I am a strong supporter of Supervisor Rafael Mandelman's Ordinance protecting tenants from harm by ADU construction.

Being able to access and keep regular apartment amenities, and services such as laundry facilities and parking greatly impact our "sense of being at home" in our own rented units. It provides a sense of security, safety, well-being and convenience. These become even more necessary and vital as we get older. (I am a 62 year old woman).

ADU Construction will provide so much disruption in many different facets of living in a building. It will create severe noise pollution, exposure to dust, chemicals, lack of privacy due to access of outsiders (construction, suppliers, etc.) into the building, along with potential risk for safety from accidents that happen. (These we have experienced in more than 10-months of renovation during the height of the pandemic in 2020 by B+T at 700 Church.)

ADUs specifically like the one proposed by B+T to 700 Church is clearly all about profit and earning potential for its investors. It has no consideration for its Tenants who provide them their income in the first place. It is one-sided period.

Thank you very much,

Henrietta Weiner
700 Church, #101
SF, CA 94114

From: [Kathy Lipscomb](#)
To: [Major, Erica \(BOS\)](#)
Subject: Planning, Administrative Codes - Accessory Dwelling Units
Date: Monday, October 18, 2021 10:04:59 AM

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

To whom it may concern:

My name is Kathy Lipscomb and I am a member of the Tenants Union as well as Senior & Disability Action.

I urge you to amend the Administrative Code to clarify that landlords cannot remove certain housing services without just cause and **that issuance of a building permit does not constitute** just cause.

Moreover, it is essential that findings required under the Tenants Protection Act of 2019; findings under CEQA, the General Plan and Priority policies of Planning Code Section 101.1 be followed.

Thank you for your attention to this matter.

From: [Aaron P. Leifer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Public Comment on Mandelman ADU Legislation
Date: Monday, October 18, 2021 11:28:31 AM

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

I am writing to express my support of Rafael Mandelman's ADU legislation. The legislation proposed will support the construction of lawful ADUs while protecting vulnerable tenants' rights.

Too many times we've seen large, corporate landlords exploit the loophole in city administrative policy to construct ADUs that violate tenants' rights by removing housing services like laundry, parking, and storage that are essential to their tenancy and maintaining a quality of life, often as long-term tenants. Such landlords often sought permits and removed housing services without even providing notice to tenants so that they can respond.

This no-brainer legislation takes the necessary step of closing those loopholes. This will benefit some of San Francisco's most vulnerable renters, especially seniors and people with disabilities.

In addition, it will not prohibit the construction of ADUs that would've been already lawful so San Francisco can continue to address its housing crisis. I strongly encourage the Land Use Committee to swiftly approve this no-brainer legislation to help protect tenants and enforce the laws that are already on the books.

Thank you for your consideration.

Aaron P. Leifer
District 8 Resident and Renter
e: aaronleifer@gmail.com | p: he/him

From: [555BV Tenants](#)
To: [Major, Erica \(BOS\)](#)
Subject: Public Comment Re: File #210699 - Oct 18, 2021 Meeting of Land Use and Transportation Committee
Date: Monday, October 18, 2021 11:48:02 AM

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

Dear Land Use and Transportation Committee,

We represent a significant number of very long-term tenants (10 to 40+ year tenancies), a large proportion of whom are seniors. We live in a 41-unit (Rent Ordinance-covered, 1929-built) building at 555 Buena Vista Ave West, San Francisco. (Planning District 6; Supervisor District 8)

We are writing in strong support for the Ordinance (File #210699) sponsored by Supervisors Mandelman, Ronen, Preston and Melgar that aims to clarify the existing rights of tenants to their contracted housing services.

We encourage the Committee to support this Ordinance. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Building Accessory Dwelling Units (ADUs) that would sever or substantially reduce contracted housing services *done at the expense of existing tenants* in the building is unfair.

Our building is located in a very hilly area in which street parking is often limited and difficult to find and commercial laundry services are many blocks and hills away. Among the building's highly valued housing services are garage parking (16 of 22 spaces currently contracted, many by seniors and tenants with mobility issues) and in-house common laundry facility, bicycle parking, and accessible trash facilities. *Access to these housing services is an essential part of the reason we chose to move into this building and why we remain living in our building and in San Francisco.*

Ballast Investments has applied for a building permit to build 4 ADUs in our garage areas and to expand an existing unit into the garage area. This construction would result in the permanent removal of *at least* 13 of the 22 garage parking spaces (thus, severing the parking services of a significant number of tenants with contracted parking) and the reduction in the quality and quantity of laundry, trash, and bicycle parking services.

Continued access to existing garage parking and other existing housing services is important for all current tenants in our building. This access is especially critical to building seniors and tenants with mobility issues, enabling us to lead healthy, safe, and independent lives, to remain in our homes, and to continue to contribute to and be part of our larger communities. Without these services, many of us would need to move in order to seek these housing services in a building elsewhere and we fear that we would no longer be able to live in San Francisco.

This legislation is not about stopping the construction of ADUs; it is about protecting established rights of tenants.

Thank you for taking the time to consider the impact this legislation would have on our lives. We encourage the Committee to support this Ordinance.

Tenants, 555 Buena Vista Ave West
Members, Ballast Tenants Association

From: [Christopher Pederson](#)
To: [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: Re: Proposed ADU ordinance - Land Use & Transportation Comm. Agenda item no. 3 (file no. 210699)
Date: Friday, October 15, 2021 2:15:11 PM

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

Dear Supervisor Mandelman:

I gather that the intent of this legislation is to address situations where it appears that landlords have tried to create ADUs in ways that abuse current tenants, maybe with the goal of driving out longstanding tenants with relatively low rents. If that is the case, then the ordinance should be tailored to address those situations. Effectively prohibiting the conversion of parking spaces to ADUs via the ADU "Local Program" is a very blunt, unnecessarily broad way of doing that. I hope you and the rest of the Board can come up with an approach that doesn't undermine what I thought were the city's housing, climate, and transportation goals.

Thank you.

Sincerely,

Christopher Pederson

> On Oct 15, 2021, at 11:05 AM, Christopher Pederson <chpederson@yahoo.com> wrote:

>

> Dear Chair Melgar, Vice Chair Preston, and Supervisor Peskin:

>

> The proposed ADU ordinance poses at least two vital questions about where San Francisco's priorities lie: 1) Does San Francisco place higher value on creating new rent-controlled apartments to address the city's housing crisis than perpetuating private parking spaces? 2) Does San Francisco place higher value on addressing the climate crisis by creating more housing close to transit and employment centers or does it instead place higher value on private parking spaces that facilitate more driving?

>

> If one believes our city leaders' frequent pronouncements about the need to provide more rent-controlled housing, about the urgent need to address the climate emergency, and about the need to get serious about the city's often invoked but infrequently and feebly implemented Transit First policies, then the answers to these questions should be obvious. I fear, however, that the Board of Supervisors will instead place a higher value on perpetuating storage space for automobiles than housing for human beings and the health of our climate.

>

> Please prove my fears wrong. Please amend the proposed ordinance so that the replacement of parking spaces with rent-controlled ADUs qualifies as "just cause" for severing a housing service so long as current tenants with a right to use those spaces receive appropriate reductions in rent.

>

> Thank you for your consideration of my comments.

>

> Sincerely,

>

> Christopher Pederson

> District 7 resident

From: [Christopher Pederson](#)
To: [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Proposed ADU ordinance - Land Use & Transportation Comm. Agenda Item no. 3 (file no. 210699)
Date: Friday, October 15, 2021 11:14:08 AM

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

Dear Chair Melgar, Vice Chair Preston, and Supervisor Peskin:

The proposed ADU ordinance poses at least two vital questions about where San Francisco's priorities lie: 1) Does San Francisco place higher value on creating new rent-controlled apartments to address the city's housing crisis than perpetuating private parking spaces? 2) Does San Francisco place higher value on addressing the climate crisis by creating more housing close to transit and employment centers or does it instead place higher value on private parking spaces that facilitate more driving?

If one believes our city leaders' frequent pronouncements about the need to provide more rent-controlled housing, about the urgent need to address the climate emergency, and about the need to get serious about the city's often invoked but infrequently and feebly implemented Transit First policies, then the answers to these questions should be obvious. I fear, however, that the Board of Supervisors will instead place a higher value on perpetuating storage space for automobiles than housing for human beings and the health of our climate.

Please prove my fears wrong. Please amend the proposed ordinance so that the replacement of parking spaces with rent-controlled ADUs qualifies as "just cause" for severing a housing service so long as current tenants with a right to use those spaces receive appropriate reductions in rent.

Thank you for your consideration of my comments.

Sincerely,

Christopher Pederson
District 7 resident

From: [Amy Yvonne Yu](#)
To: [Major, Erica \(BOS\)](#)
Subject: Housing services ordinance at Land Use committee Monday 10.18.2021
Date: Friday, October 15, 2021 10:31:39 AM

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

Dear Land Use committee,

My name is Amy Yu, a tenant at 530 Stockton Street. I am writing to express my strong support for Supervisor Mandelman's proposed ordinance clarifying the existing rights of tenants to their contracted housing services.

This legislation is not about stopping ADUs—it's about protecting the already established rights of tenants such as myself. At 530 Stockton Street, our landlord Brick+Timber (Ballast Investments) unlawfully removed our housing services this March as an attempt to vacate more long term tenants. Without proper notification of 15 days, they unlawfully removed our basement services in less than 3 days: laundry, backyard access, secure bike storage, parking spaces, and basement exit (which was also our secondary egress) under the guise of an ADU renovation. This caused much distress for all tenants who relied on these services, especially during a pandemic. Our 6 story building is on a 45 degree incline with a constantly broken elevator, just not having laundry alone was a huge point of contention for many tenants in the building. Tenants stored their bikes in the secure storage to prevent damage from the elements and theft. Many also used our backyard daily to get some much needed fresh air in between our work from home days from our tiny 400 square feet studios in addition to walking and relieving their dogs. Additionally, there was at least 1 parking spot that was leased at the time the basement services were removed. Just from this incident alone, 2 more long term tenants moved out of the building shortly. Had this legislation been put into effect, then our housing services should have never been severed at all and the long term tenants would not have felt like they had to move due to the lack of housing services.

I highly encourage the Commission to recommend this ordinance to the Board of Supervisors. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Thank you very much for your consideration,
Amy Yu
Member, Ballast Tenants Association

From: [Somera, Alisa \(BOS\)](#)
To: [Major, Erica \(BOS\)](#)
Subject: FW: Why SF's ADU is More Toxic than Facebook
Date: Thursday, October 14, 2021 2:49:55 PM

210699

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

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**From:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** Thursday, October 14, 2021 12:53 PM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>  
**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Laxamana, Junko (BOS) <[junko.laxamana@sfgov.org](mailto:junko.laxamana@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Subject:** FW: Why SF's ADU is More Toxic than Facebook

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**From:** ROGER DAWSON - CPOST <[roger@cpost.com](mailto:roger@cpost.com)>  
**Sent:** Wednesday, October 6, 2021 4:38 PM  
**To:** Bintliff, Jacob (BOS) <[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; Phung, Kristina (CPC) <[kristina.phung@sfgov.org](mailto:kristina.phung@sfgov.org)>; Chandler, Mathew (CPC) <[mathew.chandler@sfgov.org](mailto:mathew.chandler@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Cook, Lorabelle (CPC) <[lorabelle.cook@sfgov.org](mailto:lorabelle.cook@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Navarrete, Joy (CPC) <[joy.navarrete@sfgov.org](mailto:joy.navarrete@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>; [lisa.liew@sfgov.org](mailto:lisa.liew@sfgov.org); Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>; Wong, Linda (BOS) <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Lewis, Don (CPC) <[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)>; Baeza, Rogelio (CPC) <[rogelio.baeza@sfgov.org](mailto:rogelio.baeza@sfgov.org)>; brad Hirn <[brad@hrcsf.org](mailto:brad@hrcsf.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>; Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; Breed, Mayor London (MYR) <[mayorlondonbreed@sfgov.org](mailto:mayorlondonbreed@sfgov.org)>; Preston, Dean (BOS) <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; anastasia Yovanopoulos <[shashacooks@yahoo.com](mailto:shashacooks@yahoo.com)>; Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>; Flores, Veronica (CPC) <[Veronica.Flores@sfgov.org](mailto:Veronica.Flores@sfgov.org)>  
**Subject:** Why SF's ADU is More Toxic than Facebook

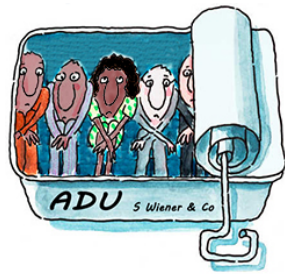
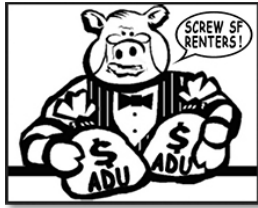
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Dear Planning Commission, Planners and Supervisors,

Watching recent events unfold exposing the harm an unregulated Facebook is inflicting on society, an observable analogy comes to mind: that the ADU with its lack of controls has spawned comparable damage here in Our City. In the same way that Facebook's algorithms draw in extremists and instigate toxic behavior, the ADU has drawn in greedy developers from across the country that are abusing tenants in their pursuit of "profits at any cost".

Bullying, harassment and the infliction of emotional distress are not just the realm of Facebook, but are being instigated and amplified by the ADU.

**Supervisor Mandelman's ACCESSORY DWELLING UNIT CONTROLS need to be adopted immediately** to stop the madness and the harm being inflicted upon SF residents. The ADU was flawed legislation hastily adopted at a manic time in SF's boom/bust housing market. It threw common sense out the window when it came to ADU projects. This isn't surprising considering wealthy developers were covertly behind its origination and were exploiting the legislation before the ink was even dry.



It is time for a change and as we have seen this week, change often happens only after an outrageous, over-the-top event finally triggers reform.

The **801 Corbett ADU** is that event:



A proposed ADU so outrageous in scope and harm that common sense should have warranted its rejection at the time it was filed. An ADU so overreaching that it has instigated reform of the existing ADU legislation. Long before it was even filed, Roger Dawson of 801 Corbett having uncovered what the new owner/developer was up to (despite their deliberately trying to keep it a secret), spoke before the Planning Commission in early 2019 and warned about rapidly escalating abuse of the ADU:



The very idea of turning one of San Francisco's architecturally unique and superbly well balanced mid-century apartment buildings into a dysfunctional and horrendously overcrowded tenement is so absurd that no one should have ever given it serious consideration. The mere fact that the door was open for this idea has brought nearly 3 years of misery for the 30 residents who are suffering daily at the hands of Joe Peters:



He represents wealthy Newport Beach developer Mark E. Hyatt - MEH Pioneer, LLC. This developer, based in the rapidly dwindling Republican stronghold of Orange County has taken a page right out of the Trump playbook on how to exploit real estate for profit at the expense of tenants. The ADU drew his attention in 2018 to buy 801 Corbett, add as many units as he could stuff it with: inside, underneath and around, and then flip it for what he desires - a massive profit.

Legislation that the Supervisors originally envisioned as allowing a "granny flat" to be constructed in unneeded garages and backyards is being exploited at 801 Corbett to try and gain approval to construct what amounts to an entirely new building in, under and around the existing one. Increasing 801 to a ridiculously unlivable density - ruining it forever. Some of the added units being ludicrously tiny and not even designated as affordable. Everything's at market rate because this project is all about greed and profit: add to the unit count and flip the building so a wealthy Newport Beach developer can get even wealthier. The developer's wife (yes, Honeybee is her real name) is profiled flaunting their wealth:



The removal of badly needed parking, storage rooms and burdening the same 2 laundry washers with as many as 16 more people on top of the 30 existing residents is outrageous. Quality of life is seriously degraded for the residents and the neighborhood suffers a horrendous parking and traffic nightmare. With the Rooftop School directly across the street, the project puts the very young students in harm's way from construction and traffic:



The proposed ADU at 801 Corbett will effectively put as many as 34 more vehicles on the street, forcing them to remain dependent on gasoline because there isn't a parking garage with EV chargers available as the residents want:



The residents of 801 Corbett are already suffering greatly because of the out of control ADU. The developer's agent Joe Peters, who is pushing the ADU has been refusing to rent needed parking spaces to residents, refused to let them use the storeroom and in a truly despicable act, deliberately removed the garage alarm system resulting in our cars being repeatedly burglarized:



Peters is trying to manipulate our situation here so he can falsely claim that the garage is "hardly being used", when in reality we are being denied parking and storage. Further, our safety and property in the garage have been knowingly put at risk in an effort to drive us out of the garage. He has been doing this systematically for months now leading up to his filing for the ADU. If that isn't bad enough, he lied to us and tried to keep his ADU plans a secret for months and has deliberately interfered with Planning's review process by aggressively removing all notices and even letters informing the residents about the ADU including the Environmental Review and Discretionary Review (the resident manager admitted that he was ordered to remove all ADU notices or he would be fired):



Residents opposed to his ADU have been repeatedly threatened with eviction and he's shown up late at night harassing them at their doorsteps with frightened residents calling the SFPD for help. He's even tried to intimidate residents by taking pictures or recording video. This harassment has been relentless, he does it every time he is on the property. He always does it making sure he's noticed in order to intimidate, then he sends printouts letting us know he is "watching". His henchmen are doing the same. It has gotten so bad that it has drawn the attention of the District Attorney's Office and on their instruction the police were called and they took a report:



This is the absurdity that Wiener's ADU has spawned.

**Supervisors**, please act quickly to pass Mandelman's ADU reforms.

**Planning Commissioners**, 30 of us here at 801 Corbett pray you will **stop this abuse by rejecting Joe Peter's overreaching ADU** (2021-000997DRP). We have suffered enough battling him for 3 years now, we cannot survive 3 additional years of horrendous demolition, excavation and construction turmoil only to be left with our building turned into an overcrowded and dysfunctional tenement. All of this is especially harmful to the many of us Senior Citizens with disabilities who have called 801 home for decades.

Sincerely,

Roger Dawson  
On Behalf of the Tenants  
801 Corbett, # 15  
San Francisco, CA 94131  
Cell: (650) 218-5431



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