

From: [Lindsey Huston](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Entry for Record for Todays Hearing
Date: Tuesday, November 1, 2022 10:49:42 AM
Attachments: [45-49 Bernard Street and Residential Design Guidelines .pdf](#)
[Discretionary Review Case no. 2020-005176DRP In Support of DR request.pdf](#)
[Evictions, displacement and a discretionary review on the edge of Chinatown - 48 hills .pdf](#)
[Fw 45-49 Bernard Street Proposed Plans .pdf](#)
[Impact of plans for 45-49 Bernard Street .pdf](#)
[Re .pdf files from the SF Rent Board for 49 Bernard .pdf](#)
[Re Request for a Letter of Determination for 45-49 Benard Street .pdf](#)
[Re Thank You for Connecting Us to Theresa Flandrich .pdf](#)
[Re Upper Chinatown Neighborhood Association Invitation .pdf](#)
[Thank You for Connecting Us to Theresa Flandrich .pdf](#)
[Upper Chinatown Neighborhood Association Invitation .pdf](#)

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Hello,

Thank you! Received the refusal.

We'd still like to enter these into the record for 45 Bernard as a day-of submission and will be calling in.

Thanks,

Lindsey

From: [Hanmin Liu](#)
To: [Hillis, Rich \(CPC\)](#)
Cc: [Imperial, Theresa \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: 45-49 Bernard Street and Residential Design Guidelines
Date: Wednesday, February 09, 2022 2:02:25 PM
Attachments: [Memo to Kevin Guy 220107 final.pdf](#)

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Dear Mr. Hillis,

I am writing to invite you to a meeting with the leadership team of the Upper Chinatown Neighborhood Association (UNCA). We are now applying for a Discretionary Review. The purpose of the meeting is to discuss the Residential Design Guidelines as they apply to the proposed plans for 45-49 Bernard Street. We are especially interested in the application of the guidelines to the structures and to open spaces of a predominately Chinese immigrant and Chinese American populations.

In early January 2022, we sent a memorandum to Kevin Guy, at his suggestion, regarding our concerns. I am attaching the memorandum for your review. Copies of the memorandum have also been sent to all the commissioners and to our district supervisor, Aaron Peskin. Commissioner Theresa Imperial met with our team recently and she was very helpful in our understanding of the planning process. Commissioner Kathrin Moore called us in mid-January asking for additional information about the evicted tenants. We have reached out to the SF Rent Board and will be sending her the information shortly.

We are seriously interested in gaining a deeper understanding of the design principles and guidelines as they apply to all ethnic populations. We look forward to hearing from you.

Best, Hanmin Liu
Upper Chinatown Neighborhood Association Team Member

From: [T.Flandrich](#)
To: [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); dave.winslow@sfgov.org
Subject: Discretionary Review Case no. 2020-005176DRP In Support of DR request
Date: Monday, August 22, 2022 12:33:32 PM
Attachments: [bernard 47Scan_20220816.jpg](#)
[bernard 49 Scan_20220816 \(2\).jpg](#)
[45-49 Bernard StDiscretionary Review Request.docx](#)

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Discretionary Review Request (case no. 2020-005176DRP) - Please Take DR

August 21, 2022

Dear Commissioners,

We ask you to grant the DR, as the requestors show not only a disturbing history of evictions at 45-49 Bernard, but additional threats to the upper Chinatown community. If we as a city did not have Discretionary Review we would never have known the following about 45a 45-47-49 Bernard Street:

<!--[if !supportLists]-->• <!--[endif]-->Evictions of two intergenerational families, some members with disabilities

<!--[if !supportLists]-->• <!--[endif]-->A total of 11 Chinese immigrants evicted from their 3 bedroom units at 47 and 49 Bernard and their long-time upper Chinatown community

<!--[if !supportLists]-->• <!--[endif]-->Owner Move-In & Relative Move-In: Two sisters in their 20s who had homes, but chose to evict these families during the pandemic (8/31/2020 & 8/19/2020)

<!--[if !supportLists]-->• <!--[endif]-->The new owners did not disclose at the time of evictions that there was a 4th residential unit in the building, an “unoccupied residential unit”

<!--[if !supportLists]-->• <!--[endif]--> Their planning application dated 8/22/2020 shows 4 existing units; owners chose not to reveal a vacancy, clearly exhibiting a “lack of good faith” behavior

<!--[if !supportLists]-->• <!--[endif]-->Our local ADU ordinance-does not allow an ADU if there has been an OMI in the past 5 years, and here, an end run would be choosing the State ADU program

<!--[if !supportLists]-->• <!--[endif]-->Of grave concern today, is for the remaining 73 yo Chinese immigrant tenant, resident x 40 yrs, at 45 Bernard. We fear the expansions, a long, drawn out construction period will result in a “reno-viction”

The hearing on this case has been delayed several times due to the sponsors' non-code compliant plans and today, it is unclear what the plans are now. We ask you not to reward "the lack of good faith" behavior that forced 11 people out of their homes, in order to create a larger profit margin. We do support renovation of the 4th unit, 45A, not expansion. We ask that you deny any project that will cause further displacement and harm to this community.

<!--[if !supportLists]-->• <!--[endif]-->We ask for a clear plan of work that may impact the remaining tenant at 45 Bernard – a timeline, any necessary relocation must be of the shortest duration

<!--[if !supportLists]-->• <!--[endif]-->We ask for a written agreement clarifying tenant's right to return at the same rent

Lastly, we ask you to maintain, to preserve mid-block open space, especially here in this densely built part of Upper Chinatown, above all for the health, well-being and cultural traditions of this community.

Thank you for your consideration!

Theresa Flandrich

North Beach Tenants Committee

****Attachments also include letter & SF Rent Board Eviction Notices –constraints until 11/2025**

From: [Tian Chen](#)
To: [Blair Lewis](#), [Gen Fung-oh](#), [Gordon Chen](#), [Phil Chen](#), [Tammy Hung](#), [Rose Chen](#), [Mathias Horn](#), [Peck-n Aaron](#) (BOS), [Angela Sun](#) (BOS), [Dorcas Chan](#)
Subject: Evictions: English - 6/14/2022 8:24:43 AM - any review on the edge of Chinatown - 48 hi hi
Date: Monday, August 22, 2022 8:24:43 AM
Attachments: [image2.png](#), [image1.png](#), [image2_1.jpg](#), [image3.png](#), [image2.png](#), [image2.png](#), [image2_1.jpg](#)

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fyi- 45 Bernard.

hanmin liu who owns the building behind the proposed backyard extension (DR) is lead organizer along with his network support brad Paul scholars and remaining Greater Chinatown group of og chinese am residents, that greater Chinatown grew in the 1970-2010 as reflected in TRIP advocacy for 10 bus up the pacific hill but by Mrs lee 2015 Jackson street eviction and subsequently we lost greater Chinatown Russian hill, now boundary back to powell with Mason consortia pretty much gentrified. Hanmin funded cdc below, his house has lots of open space on side!

CBPRC Chair Allan,

Let me know if you think we should send a support “solidarity” letter supporting the “private” communal courtyard open space is still an important remaining vestige of necessity in urban design form, cultural fabric and pandemic healing health space even tho the larger war of preserving greater Chinatown is lost, maybe they can build a story vertical not horizontal. **These are not public open space tho.**
See today 48 hills article below.



The San Francisco Planning Commission will hear what is normally a routine request **Thursday/25** for a change in the size of a back yard behind an unassuming building on a block not far from Chinatown.

But behind the discretionary review application is a far deeper story involving the eviction of 11 Chinese immigrants a loss of rent-controlled housing units and the transformation of what has in the past been a heavily Chinese community.

The building is at 45 Bernard Street which connects Jones and Taylor between Broadway and Pacific. It's owned by Tina and Lindsey Huston who bought the building for \$1.4 million in 2019 according to records in the Recorder's Office.

Tina and Lindsey are mother and daughter.

In 2020 they filed for a building permit to substantially upgrade the property at an estimated cost of \$389 000. The contractor is James Huston Lindsey's father.

Meanwhile Lindsey and her sister Taylor moved to evict the current residents and move in—as an owner and the relative of the owner. That's perfectly legal. All of the tenants were Chinese immigrants with limited English.

Rent Board files show that the owners gave the tenants relocation assistance. From the application for discretionary review

According to San Francisco Rent Stabilization and Arbitration Board (case numbers M201229 and M201400) the evicted tenants all received a Relocation Assistance Payment. Each of the three elders and/or disabled who lived at 47 Bernard Street received \$9 151.80 and each of the other two received \$4 334.80. Each of the five elders and/or disabled at 49 Bernard Street received \$8 429.33 and Huang Zhang Chen received \$3 612.33. There were no owner buy-outs constraints are placed on both 47-49 Bernard Street until the fall of 2025.

That's a total if the Rent Board files are correct of about \$81 000 for all the tenants. In many cases I have followed payouts to individual evicted tenants have been in that range.

And of course the move has wiped out several rent-controlled units in a city where the conversion of rental housing to owner-occupied housing has created a serious affordability crisis.

At any rate the Huston sisters now want to legalize an existing Accessory Dwelling Unit where a tenant currently lives and expand the building envelope further into a fairly modest back yard.

A group of neighbors organized as the Upper Chinatown Neighborhood Association is appealing the permit and asking the Planning Commission to take Discretionary Review.

Here's what the neighbors argue

The plans and design of 45 Bernard Street undermine the cultural fabric of this community by eliminating the Chinese courtyard experience a local asset of the neighborhood. Consider the disruption that has already been done to eleven Chinese immigrants eight of whom are elders and/or disabled with little to no command of the English language. The new owners evicted members of the Chen and Yu family and members of the He and Cen family. The plans eliminate the spiritual refuge of afforded by a secluded 1 open space. (See figure 1 below of the Chinese courtyard.) The sponsors will not benefit from this courtyard experience nor will anyone else on the block. If approved as submitted this project will only accelerate the transformation of our neighborhood away from being a community of Chinese American families—the social and economic unit of stability.

For over thirty-five years we observed that the Chinese families who lived at 45-49 Bernard Street relied innately on the open space in their modest courtyard as their unofficial temple. It was a space where family members of all ages would freely come and go as they pleased but they were more stable and connected when they were undisturbed and together in the courtyard. As Professor Laurence G. Liu head of Architectural Design and Graduate Programmes at Southeast University Nanjing Jiangsu China wrote in a landmark reference book "... people actually lived in an unstable transient world ... the communistic character of the family system the inward feeling of withdrawal from the outside world and the idea of plain living ... contributed to the formation of the courtyard house. ... Because the center of all activities was the courtyard there was no privacy concerning the movement and activities of all family members ... it was an organization which had the distinction of seclusion. Furthermore it created a layout and a form which rallied all the members of a family psychologically to live in a spiritual refuge together. ... Only through the unity of thought and the force of a family were they able to confront and survive the misfortunes of life."

They also note

In 2013 80 percent of the homeowners were Chinese American. In 2021 their homeownership dropped to 60 percent and Chinese immigrants and low-income Chinese American individuals and families were displaced. What is emerging in our neighborhood is a younger less diverse and more affluent population of individual tenants who will likely be more transient.

I spoke with Lindsey Huston tonight and she sent me the following statement

When our family purchased the home in 2019 the property was and remains in a significant level of disrepair. The tenants were represented and advised by attorneys and our family paid the required relocation amounts as well as months of free rent and other financial assistance. When our tenants secured other housing in San Francisco they moved out despite being able to stay much longer if they wished given Covid moratoriums. Now we simply want to make it a better home for ourself and our tenant who is supportive of the project and who will be able to live in a brand new unit at a rent-protected price—the first meaningful renovations in 40+ years. One of the tenants who moved out as part of the OMI process was also willing to provide a letter of support for the project.

We not developers—this is our home and we currently live here and will continue to live here as we live and work in the city. Many things our neighbors have stated are simply untrue. While we understand their concerns improving the conditions of the building for our family our tenant and our neighborhood has been our primary focus. After living here for over two years we wish to resolve this matter amicably and hope to be able to move forward in a positive manner with the neighborhood community.

I will still say This project has removed several rent-controlled units from the market. Buying a building that has rent-controlled tenants in it with plans to evict them and eliminate rent-controlled housing is a serious problem in San Francisco today.

The planning staff pretty much dismissed the UCNA concerns and recommended allowing the project to go forward.

The hearing starts at 1pm.

<https://url.avanan.click/v2/> <https://48hills.org/2022/08/evictions-displacement-and-a-discretionary-review-on-the-edge-of-chinatown/>___YXAzOnNmZHQyOmE6b3piZTFiZWElMTMlZGQxNTFhNTYxYTJlNmU2ODc5MTNkMzAw2OmNhMWMwM6Yjg4OTFiNjRhNDM4ZmNmZjI2YmRjZjFiMzU1ZjAxM2VmMGZhZWYxYWWE0TViYjhhZDVhNWwEwZDkYzA2OTJlNTp0OKY

Sent from my iPhone

From: [Lindsey Huston](#)
To: [Jennifer Mei](#); [REDACTED]
Cc: [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#); [Guy, Kevin \(CPC\)](#)
Subject: Fw: 45-49 Bernard Street Proposed Plans
Date: Wednesday, January 19, 2022 1:54:02 PM
Attachments: [D99B81F8-E665-4441-8EAE-C6042C000955.png](#)

Hi Jennifer Mei & Hanmin Liu (1146 Pacific) and John and Sandra Leung (39-41 Bernard)—

Over the past almost **2 years**, we have attempted to obtain permits for critically necessary work on our home. The home was built in 1906, the prior owner did not properly maintain the property for his tenants, and has many things that need to be addressed. I hosted 2 pre-planning meetings with virtual call-in offerings, the second of which I scheduled specifically to address the concerns you all emailed to Planner Guy. Nevertheless, you did not to attend either meeting, nor take me up on my offer to meet at any point outside of those dates and times did not work for you. In fact, despite these meetings and offers (and many offers before) I have not heard from you directly at any point about this project over the past few years nor received any questions from you related to the tenants. Nevertheless, in my continued effort to communicate directly and talk through your concerns about the project, I would like to make myself available to you.

While we can discuss this further, I want to echo your concern for tenants. I can assure you: our prior tenants were paid the required relocation, and were even represented by their own attorney. I am happy to send documentation of the checks for relocation and attorneys fees that (that drained my life savings) should proof be needed. Further, while the prior landlord did not maintain this property for his tenants (**attached is a text from the tenants daughter—who is of Chinese decent herself—describing the character of prior owner**) the prior tenants were able to secure better, newer housing through this process. In fact, while we started the process in late 2019, they actually approached us to move out and collect the required relocation, though they could have stayed much longer under COVID protections. We are happy for them, and happy that this stressful process actually turned out to be somewhat mutually beneficial. We are not the prior owner, and want to make sure this property is in good condition for both ourselves, and for our tenants.

I understand these are complex issues, but I hope this at least assuages your concerns in that regard. If not, I am happy to discuss further. I'm also happy to discuss the other concerns regarding privacy and light in your letter, though I would point out that our plans:

- 1) seek no variances to general planning guidelines;
- 2) already reflect changes made to address some of your prior concerns relayed by you

directly to the planner;

- 3) have general support from the other neighbors who talked with us during or outside of the pre-planning meeting; and
- 4) have ensured that light and privacy are reasonably considered

I look forward to explaining our thinking behind this, should you provide me the opportunity. Please call me anytime at 925-337-9532, or please feel free to stop by 49 Bernard at anytime after 5 PM this week to look over the plans. I am also available next week, and the week after that. I am also willing to come by your house at whatever time works best for you. Whatever works!

If you still do not wish to communicate with me directly, I can understand—I was dreading attending the 2 pre-planning meetings I scheduled after reading some of the prior emails that have been sent about me. This is my home, I'm a 28 year old woman with a full-time job (not a developer) and have no idea the right things to say! I was so nervous. But I showed up. Sending emails like this—outside of due process and without ever talking to me—does not allow me the opportunity to participate in a conversation about my own property, or the opportunity to truly understand one another. On a personal level, I want to be able to save money again without this looming over my head; I want to be able to afford a wedding and get married; I want to start a family at 49 Bernard. This long and expensive process has put these things on hold, and it's very stressful. I hope you can understand this.

Sincerely,

Lindsey Huston (owner and resident of 49 Bernard)

On Friday, January 7, 2022, Guy, Kevin (CPC) <kevin.guy@sfgov.org> wrote:

Hi Lindsey - Here are the comments I received from the Upper Chinatown Neighborhood Association.

-Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division
[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#) Direct: 628.652.7325 | sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

From: Wild Flowers <[REDACTED]>
Sent: Friday, January 7, 2022 12:22 PM
To: Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Subject: 45-49 Bernard Street Proposed Plans

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Dear Kevin,

I am enclosing a memo from the Upper Chinatown Neighborhood Association regarding questions and concerns that we have for the [45-49 Bernard Street](#) proposed plans. You will see that we have also made suggestions and recommendations on how to resolve the concerns that we have.

Feel free to send me an e-mail with your questions. We look forward to hearing from you.

Sincerely yours,

Jennifer Mei
Upper Chinatown Neighborhood Association

From: [REDACTED]
To: [Guy, Kevin \(CPC\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Teague, Corey \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Rachael Tanner](#);
Subject: [REDACTED]
Date: Impact of plans for 45-49 Bernard Street
Wednesday, June 09, 2021 1:11:25 PM

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Dear Kevin,

The Upper Chinatown Neighborhood Association is deeply concerned about the plans for 45-49 Bernard Street and the impact on elderly Chinese tenants, on light, air, and open space, on privacy, and on security. We know that you would want to be informed about a pattern of disregard for city ordinances and building codes.

The Association's memo and documentation has been uploaded to WeTransfer and here's the link to our file: <https://we.tl/t-OUeoorJy80>.

Best regards,
Jennifer Mei
The Upper Chinatown Neighborhood Association

From:

Subject:

Date:

Attachments:

[REDACTED] [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#)

Re: pdf files from the SF Rent Board for 49 Bernard

Thursday, April 21, 2022 3:13:49 PM

[IMG_3712.jpeg](#)

[IMG_3713.jpeg](#)

[IMG_3714.jpeg](#)

[Tenant Evictions PacificBernard TaylorJones 2013-2020.pdf](#)

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

Dear Theresa,

This message comes from my partner, Jennifer, and me. And we are inviting our neighbors, Johnny and Sandy Leung, to contribute to this thread. They have also been deeply concerned about our evicted neighbors and have been looking further into this matter.

In regard to the owner move-in at 49 Bernard Street, what we know from our review of documents is that at least 4 tenants are elders/disabled. They have lived in that location for over ten years. We determined the status of elders by reviewing the The SF Rental Board "Amended 60 Day Notice of Termination of Tenancy," which we sent to you yesterday. The San Francisco Association of Realtors Rental Information Questionnaire shows the tenants' move-in date as of September 21, 2010. The date of termination was December 7, 2020, as stated in the "Amended 60 Day Notice of Termination of Tenancy." Thus, the residents have lived at 49 Bernard for more than ten years. (Attached are photos of the documents from the San Francisco Association of Realtors, mentioned above.)

In regard to the relative move-in at 47 Bernard Street, three of the tenants are elders/disabled. Their move-in date was June 9, 2011 and June 23, 2011. The date of termination was on November 2, 2020. Therefore, they lived at this location for 9 years and 4 months. This information was also obtained from the SF Rental Board and Rental Information Questionnaire documents. If you would like photos of these documents, we would be happy to send them to you.

In our review of the SF Rent Board "Statement of Occupancy Following Service of Owner or Relative Move-in Eviction Notice," we did not see a check box related to seniors/disabled. Sandy and Johnny are planning to go to the SF Rental Board. Is this question something they can follow up on?

Regarding the document related to the sponsors' buy-out attempt at 47 Bernard

Street, see the attached, "Declaration of Landlord Regarding Service of Pre-Buyout Negotiations Disclosure Form" (December 5, 2019). We have no further documents related to the buyout attempt.

Johnny and Sandy: please respond to Theresa's questions regarding your discussions with Stephen Booth, THC and how CCDC was involved.

Mrs. Qi Pin Lei still resides at 45 Bernard and for decades we have had a very good relationship with her and her children (Harvey and Stella). Mrs. Lei use to watch our building when we were traveling. But unfortunately, since the sponsor has acquired the building, we have not be able to connect with either Mrs. Lei or Stella, as we have had in the past.

And to your earlier point that you made at the beginning of your message, yes, it is so sad that so many elders and/or disabled immigrants with little to no command of the English language and understanding of the American system are being evicted. To make matters worse, in the past ten years, 37 tenants have been evicted or displaced on our block in Upper Chinatown (between Pacific Avenue, Bernard, Taylor, and Jones Streets). Our research shows that over ninety percent of these tenants were of Asian descent. (See attached spreadsheet.)

Yours, Jennifer and Hanmin



On Apr 20, 2022, at 7:34 PM, T Flandrich <[REDACTED]> wrote:

Dear Hanmin,

i just finished reading through the documents you sent. Seeing the many names the number of them with "eligible disability and /or elder' status, breaks my heart.

I do not understand how the sister, in her 20s, was able to move-in and displace those tenants. Something is not right, especially if those tenants were elders, 60+ yrs old, disabled and had lived there for 10 years or more.

It would be helpful to see how the rent board recorded the evictions, OMI or RMI and if the boxes were actually checked on the form showing seniors/disabled. If you have those records, it would be helpful to see them. I do see that constraints are indeed listed through 2025, so that is good, but would need to check how those constraints affect any/all building permits.

You had also mentioned buyouts had been attempted, do you have those records? If THC had worked with tenants, what happened legally in that process that nevertheless resulted in the eviction at 47 Bernard, where the sister moved in? At what point did CCDC enter in

during the process?

Did the tenants have proper language access?

Am I understanding correctly that the third unit, 45 Bernard is still occupied by at 70 year old? If so, is someone checking in with them to see if they are okay, any harassment or anything else going on there?

These are my immediate questions, thoughts, aside from hoping, praying the former tenants are okay, mentally & physically, and above all somehow I hope they are all together.

In solidarity,
Theresa Flandrich

On Wednesday, April 20, 2022, 03:52:26 PM PDT, UCNA

[REDACTED]:

Dear Theresa,

Thank you for reaching out and for your positive spirit of preserving what we value in our communities.

I am sending to you the pdf files from the San Francisco Rent Board for 49 Bernard. I will send the pdf files for 47 Bernard in a separate e-mail since the message size will be too large with this e-mail.

With great appreciation and respect,

Hanmin

From: [Guy, Kevin \(CPC\)](#)
To: [REDACTED]
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street
Date: Monday, August 02, 2021 6:27:37 PM

Hi Hanmin - Moving others to BCC here. The sponsor is currently working on responding to our plan check comments. These comments were quite substantive, and could result in a significant redesign of the project. Specifically, the project does not comply with the rear yard requirements, which has a cascading effect of also not complying with requirements for light exposure for dwelling units.. With respect to the historic classification, the HRER prepared for the project determined that the building is a Category C... meaning that it is not an historic resource. Lastly, the sponsor needs to file an application to legalize an Unauthorized Dwelling Unit. The property currently contains four dwelling units, however, records indicate that only three of those units are legally established.

I was not able to open the memo from the Upper Chinatown Neighborhood Association through the link. Would you be able to send me the document directly, rather than through the link?

Thank you,
Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 Direct: [REDACTED]
| sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

From: Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Sent: Monday, August 2, 2021 3:00 PM
To: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hanmin Liu <[REDACTED]> Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

I believe Kevin is back, so he can respond.

From: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Sent: Monday, August 2, 2021 1:35 PM
To: Hanmin Liu <[REDACTED]> Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Is there someone filling in for Kevin while he's out that Hanmin should reach out to?

From: Hanmin Liu <[REDACTED]>
Sent: Monday, August 2, 2021 12:10 PM
To: Guy, Kevin (CPC)
Cc: Hillis, Rich (CPC); Starr, Aaron (CPC); Angulo, Sunny (BOS); Supervisor Aaron Peskin

Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Hi Kevin,

I am just checking in to see if there is an update regarding 45-49 Bernard Street. They have had several BDI violations recently. Did you have any questions regarding the memo from the Upper Chinatown Neighborhood Association?

Best, hanmin

On Aug 1, 2021, at 4:06 PM, Hillis, Rich (CPC) <rich.hillis@sfgov.org> wrote:

Hi Hanmin - Sorry I didn't respond earlier, but yes, Mr. Guy is still the planner on this project. I've copied him here in case you need to ask a more specific question. Thanks, Rich

From: Hanmin Liu <[REDACTED]>
Sent: Monday, July 26, 2021 5:03 PM
To: Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Fwd: Request for a Letter of Determination for 45-49 Benard Street

Dear Director Hillis,
Is Kevin Guy still the planner for 45-49 Bernard Street?

Best regards, Hanmin Liu
The Upper Chinatown Neighborhood Association
[REDACTED]

Begin forwarded message:

From: "Guy, Kevin (CPC)" <kevin.guy@sfgov.org>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street
Date: April 9, 2021 at 3:26:40 PM PDT
To: Hanmin Liu <[REDACTED]>
Cc: "Teague, Corey (CPC)" <corey.teague@sfgov.org>, "Angulo, Sunny (BOS)" <sunny.angulo@sfgov.org>

Hi Hanmin - Thank you for your email. The project is currently undergoing review by City staff for Planning Code compliance, as well as an evaluation of the historicity of the property. As I continue my review of the project next week, I will look at the issues you've identified in detail, and will be back in touch with you.

-Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division

49 South Van Ness Avenue, Suite 1400, San Francisco, CA
94103 Direct: [REDACTED] | sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are

convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Hanmin Liu <[REDACTED]>
Sent: Tuesday, April 6, 2021 11:42 PM
To: Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Teague, Corey (CPC) <corey.teague@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Dear Kevin,

My wife and I are adjacent neighbors to 45-49 Bernard Street, San Francisco. Our backyard is connected to their back yard. The new owners at 45-49 Bernard told us they are applying to make improvements but as of today, April 6, 2021, we have not received any notice of their remodel application. We would like to know the status of this application and if a hearing date is scheduled. Please notify us. We plan to attend.

Upon reviewing the application, (APN: 0157/030), we have some questions below.

1. A1.0, shows the address for the adjacent property opposite the Bernard Street property as being 1154 Pacific Avenue. This address is incorrect. Our address is: 1144 and 1146 Pacific Avenue. Our property directly faces 45-49 Bernard Street.
2. A3.0 shows exit stairs extending about 13 feet in the rear yard set back almost to the property line. (Also see A5.0) Does the code allow for this? We are worried about security, about someone who can easily hop over the fence to our property.
3. A4.1 shows 7 feet tall windows and a balcony on each floor. Currently the windows in the back of the Bernard Street property are small and there are no balconies. Our concern about the new design of the back of the building is about losing our privacy. In an earlier email to you, you know that we have a 40 year old Michelia Alba tree which does offer the privacy we need. This tree is now even more important to us.
4. A5.0 doesn't seem to show the 60 feet property starting where the sidewalk meets the building. Please advise.
5. My wife and I are also concerned about the current tenants who are residing 45 and 49 Bernard Street. Both tenants, we believe, are supported by Section 8 and they do not speak English. We know Mrs. Lew, one of the tenants very well and her children played in our home when they were growing up. What will happen to Mrs. Lew and the Chen family living above her on the 3rd floor of the building when the remodeling starts? Will they be able to come back and live in the remodeled space. They both add a good deal of traditional Chinese character to our block and they are well liked by us and our neighbors.

Lastly, we would like to file a complaint. The new owner has taken down the fence between our backyards without our consent and has haphazardly put it back

up. See images below. We will reach out to them to work out a mutually agreeable solution but this may take time.

In advance, thanks for taking these matters under your consideration and we look forward to hearing from you. If you have question, call us at [REDACTED]

Best, Hanmin Liu and Jennifer Mei

<D11909C2-1BD7-428C-AB5D-227CCF176F71_1_105_c.jpeg><D57356D2-ED20-42E5-8E5F-D04061713EDF_1_105_c.jpeg>

On Apr 1, 2021, at 2:10 PM, Hanmin Liu <[REDACTED]> wrote:

Hi Kevin,

I am following up with Corey suggestion that I contact you regarding the permit for 45-49 Bernard Street. One of the issues that has come up from the developer is the proposed height of the backyard fence. I am going to try to work out our differences with the developer. But there may be other issues that will emerge. Could you send to me the URL regarding the permit requirements for this location? I know it is a historical landmark site so it will entail different rules than other sites. Thanks for your help.

hanmin

On Mar 23, 2021, at 3:41 PM, Teague, Corey (CPC) <corey.teague@sfgov.org> wrote:

Hanmin,

I apologize that your original email seemed to slip through the cracks. Thank you for the pictures, as they help clearly show the situation. But for rear yard fences, the Planning Code does permit a height of up to 10 feet. The two best ways to voice your concerns at this point are to 1) contact the property owner and/or applicant for the project at 45 Bernard St to discuss your concerns, and/or 2) contact the project planner reviewing this permit to voice your concerns.

Our system indicates that Kevin Guy is the project planner, and so I have copied him on this email. You can coordinate with him directly on this issue going forward as the permit is reviewed. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Zoning & Compliance Division
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF
AUGUST 17, 2020:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: [REDACTED] | sfplanning.org
[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Hanmin Liu <[REDACTED]>
Sent: Tuesday, March 23, 2021 3:18 PM
To: Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: Fwd: Request for a Letter of Determination for 45-49 Benard Street

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

Dear Mr. Teague,

Just checking to see when I might expect to hear from you regarding my query below. Thanks.

Hanmin

Begin forwarded message:

From: Hanmin Liu <[REDACTED]>
Subject: Request for a Letter of Determination for 45-49 Benard Street
Date: February 16, 2021 at 1:37:53 PM PST
To: Corey.Teague@sfgov.org
Cc: Supervisor Aaron Peskin
<[REDACTED]> Sunny Angulo
<sunny.angulo@sfgov.org>

Dear Mr. Teague,

Aaron Peskin suggested I contact you to request a letter of determination for the height of a backyard fence between the properties of 45-49 Bernard Street and of 1144-1146 Pacific Avenue. The Bernard property is listed as a historical landmark building.

The developer is planning to build a 6 feet or higher fence in the backyard between our properties. The existing fence is just under 4 feet. There is a grade difference of 34" between the two backyards. Photo 1 shows the backyard of 1144-1146 Pacific Avenue with our tree on the left and a tape measure along the side of the fence and of a brick retaining wall on the right.

I am concerned about the reduced sunlight to the lower branches of our tree, Michelia Alba, if the fence is any higher than 4 feet. Photo 2 taken on January 31, 2021 shows the lowest branches of the tree are approximate to the height of the fence. A fence higher than four feet would block the light to these branches.

Michelia Alba is native to China and the Himalayas and characteristic of the Chinese culture. The tree's flowers are a traditional Chinese medicinal herb. The age of the tree is more than 40 years old and the tree diameter is approximately 11" DBH. (See photo 3 below)

If you have questions, call me at [REDACTED] (cell), I look forward to hearing from you.

Hanmin Liu
1144-1146 Pacific Avenue
San Francisco, CA 94133

PHOTO ONE: On the left is the Michelia Alba tree and on the right is a tape measure showing the high of the fence and brick retaining wall
<image001.jpg>

PHOTO 2: The lower branches of Michelia Alba tree are approximate to the current height of the 4' fence.
<image002.jpg>

PHOTO 3: Diameter of the Michelia Alba at DBH
<image003.jpg>

From: [Guy, Kevin \(CPC\)](#)
To: [REDACTED]
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street
Date: Monday, August 02, 2021 6:27:37 PM

Hi Hanmin - Moving others to BCC here. The sponsor is currently working on responding to our plan check comments. These comments were quite substantive, and could result in a significant redesign of the project. Specifically, the project does not comply with the rear yard requirements, which has a cascading effect of also not complying with requirements for light exposure for dwelling units.. With respect to the historic classification, the HRER prepared for the project determined that the building is a Category C... meaning that it is not an historic resource. Lastly, the sponsor needs to file an application to legalize an Unauthorized Dwelling Unit. The property currently contains four dwelling units, however, records indicate that only three of those units are legally established.

I was not able to open the memo from the Upper Chinatown Neighborhood Association through the link. Would you be able to send me the document directly, rather than through the link?

Thank you,
Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 Direct: [REDACTED]
| sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

From: Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Sent: Monday, August 2, 2021 3:00 PM
To: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hanmin Liu <[REDACTED]> Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

I believe Kevin is back, so he can respond.

From: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Sent: Monday, August 2, 2021 1:35 PM
To: Hanmin Liu <[REDACTED]> Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Is there someone filling in for Kevin while he's out that Hanmin should reach out to?

From: Hanmin Liu <[REDACTED]>
Sent: Monday, August 2, 2021 12:10 PM
To: Guy, Kevin (CPC)
Cc: Hillis, Rich (CPC); Starr, Aaron (CPC); Angulo, Sunny (BOS); Supervisor Aaron Peskin

Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Hi Kevin,

I am just checking in to see if there is an update regarding 45-49 Bernard Street. They have had several BDI violations recently. Did you have any questions regarding the memo from the Upper Chinatown Neighborhood Association?

Best, hanmin

On Aug 1, 2021, at 4:06 PM, Hillis, Rich (CPC) <rich.hillis@sfgov.org> wrote:

Hi Hanmin - Sorry I didn't respond earlier, but yes, Mr. Guy is still the planner on this project. I've copied him here in case you need to ask a more specific question. Thanks, Rich

From: Hanmin Liu <[REDACTED]>
Sent: Monday, July 26, 2021 5:03 PM
To: Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Supervisor Aaron Peskin <[REDACTED]>
Subject: Fwd: Request for a Letter of Determination for 45-49 Benard Street

Dear Director Hillis,
Is Kevin Guy still the planner for 45-49 Bernard Street?

Best regards, Hanmin Liu
The Upper Chinatown Neighborhood Association
[REDACTED]

Begin forwarded message:

From: "Guy, Kevin (CPC)" <kevin.guy@sfgov.org>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street
Date: April 9, 2021 at 3:26:40 PM PDT
To: Hanmin Liu <[REDACTED]>
Cc: "Teague, Corey (CPC)" <corey.teague@sfgov.org>, "Angulo, Sunny (BOS)" <sunny.angulo@sfgov.org>

Hi Hanmin - Thank you for your email. The project is currently undergoing review by City staff for Planning Code compliance, as well as an evaluation of the historicity of the property. As I continue my review of the project next week, I will look at the issues you've identified in detail, and will be back in touch with you.

-Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division

49 South Van Ness Avenue, Suite 1400, San Francisco, CA
94103 Direct: [REDACTED] | sfplanning.org
[San Francisco Property Information Map](#)

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From: Hanmin Liu <[REDACTED]>
Sent: Tuesday, April 6, 2021 11:42 PM
To: Guy, Kevin (CPC) <kevin.guy@sfgov.org>
Cc: Teague, Corey (CPC) <corey.teague@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: Re: Request for a Letter of Determination for 45-49 Benard Street

Dear Kevin,

My wife and I are adjacent neighbors to 45-49 Bernard Street, San Francisco. Our backyard is connected to their back yard. The new owners at 45-49 Bernard told us they are applying to make improvements but as of today, April 6, 2021, we have not received any notice of their remodel application. We would like to know the status of this application and if a hearing date is scheduled. Please notify us. We plan to attend.

Upon reviewing the application, (APN: 0157/030), we have some questions below.

1. A1.0, shows the address for the adjacent property opposite the Bernard Street property as being 1154 Pacific Avenue. This address is incorrect. Our address is: 1144 and 1146 Pacific Avenue. Our property directly faces 45-49 Bernard Street.
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3. A4.1 shows 7 feet tall windows and a balcony on each floor. Currently the windows in the back of the Bernard Street property are small and there are no balconies. Our concern about the new design of the back of the building is about losing our privacy. In an earlier email to you, you know that we have a 40 year old Michelia Alba tree which does offer the privacy we need. This tree is now even more important to us.
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Lastly, we would like to file a complaint. The new owner has taken down the fence between our backyards without our consent and has haphazardly put it back

up. See images below. We will reach out to them to work out a mutually agreeable solution but this may take time.

In advance, thanks for taking these matters under your consideration and we look forward to hearing from you. If you have question, call us at [REDACTED]

Best, Hanmin Liu and Jennifer Mei

<D11909C2-1BD7-428C-AB5D-227CCF176F71_1_105_c.jpeg><D57356D2-ED20-42E5-8E5F-D04061713EDF_1_105_c.jpeg>

On Apr 1, 2021, at 2:10 PM, Hanmin Liu <[REDACTED]> wrote:

Hi Kevin,

I am following up with Corey suggestion that I contact you regarding the permit for 45-49 Bernard Street. One of the issues that has come up from the developer is the proposed height of the backyard fence. I am going to try to work out our differences with the developer. But there may be other issues that will emerge. Could you send to me the URL regarding the permit requirements for this location? I know it is a historical landmark site so it will entail different rules than other sites. Thanks for your help.

hanmin

On Mar 23, 2021, at 3:41 PM, Teague, Corey (CPC) <corey.teague@sfgov.org> wrote:

Hanmin,

I apologize that your original email seemed to slip through the cracks. Thank you for the pictures, as they help clearly show the situation. But for rear yard fences, the Planning Code does permit a height of up to 10 feet. The two best ways to voice your concerns at this point are to 1) contact the property owner and/or applicant for the project at 45 Bernard St to discuss your concerns, and/or 2) contact the project planner reviewing this permit to voice your concerns.

Our system indicates that Kevin Guy is the project planner, and so I have copied him on this email. You can coordinate with him directly on this issue going forward as the permit is reviewed. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Zoning & Compliance Division
San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF
AUGUST 17, 2020:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: [REDACTED] | sfplanning.org
[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

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From: Hanmin Liu <[REDACTED]>
Sent: Tuesday, March 23, 2021 3:18 PM
To: Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: Fwd: Request for a Letter of Determination for 45-49 Benard Street

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Dear Mr. Teague,

Just checking to see when I might expect to hear from you regarding my query below. Thanks.

Hanmin

Begin forwarded message:

From: Hanmin Liu <[REDACTED]>
Subject: Request for a Letter of Determination for 45-49 Benard Street
Date: February 16, 2021 at 1:37:53 PM PST
To: Corey.Teague@sfgov.org
Cc: Supervisor Aaron Peskin
<[REDACTED]> Sunny Angulo
<sunny.angulo@sfgov.org>

Dear Mr. Teague,

Aaron Peskin suggested I contact you to request a letter of determination for the height of a backyard fence between the properties of 45-49 Bernard Street and of 1144-1146 Pacific Avenue. The Bernard property is listed as a historical landmark building.

The developer is planning to build a 6 feet or higher fence in the backyard between our properties. The existing fence is just under 4 feet. There is a grade difference of 34" between the two backyards. Photo 1 shows the backyard of 1144-1146 Pacific Avenue with our tree on the left and a tape measure along the side of the fence and of a brick retaining wall on the right.

I am concerned about the reduced sunlight to the lower branches of our tree, Michelia Alba, if the fence is any higher than 4 feet. Photo 2 taken on January 31, 2021 shows the lowest branches of the tree are approximate to the height of the fence. A fence higher than four feet would block the light to these branches.

Michelia Alba is native to China and the Himalayas and characteristic of the Chinese culture. The tree's flowers are a traditional Chinese medicinal herb. The age of the tree is more than 40 years old and the tree diameter is approximately 11" DBH. (See photo 3 below)

If you have questions, call me at [REDACTED] (cell), I look forward to hearing from you.

Hanmin Liu
1144-1146 Pacific Avenue
San Francisco, CA 94133

PHOTO ONE: On the left is the Michelia Alba tree and on the right is a tape measure showing the high of the fence and brick retaining wall
<image001.jpg>

PHOTO 2: The lower branches of Michelia Alba tree are approximate to the current height of the 4' fence.
<image002.jpg>

PHOTO 3: Diameter of the Michelia Alba at DBH
<image003.jpg>

From: [Angulo, Sunny \(BOS\)](#)
To: [Peskin, Aaron \(BOS\)](#); [UCNA](#)
Cc: [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#)
Subject: Re: Thank You for Connecting Us to Theresa Flandrich
Date: Thursday, April 21, 2022 11:57:37 AM

Thank you!

Get [Outlook for iOS](#)

From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Wednesday, April 20, 2022 5:45:19 PM
To: UCNA <[REDACTED]>
Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>
Subject: Re: Thank You for Connecting Us to Theresa Flandrich
Looping in my staff for their awareness.
Aaron

From: UCNA <[REDACTED]>
Sent: Wednesday, April 20, 2022 5:06:16 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Thank You for Connecting Us to Theresa Flandrich

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

Dear Aaron,

I just got off the phone with Theresa Flandrich. We had a great conversation and we have so much in common. Thanks SO much for putting her in touch with us. We agreed to meet in early May. In the interim, we are sending her the information that the SF Rental Board has on 45-49 Bernard Street. We feel really hopeful that her input will advance our cause even further.

As you know, the upper Chinatown neighbors are experiencing an eviction crisis. The sponsor of 45 Bernard Street evicted 11 Chinese immigrants, eight of whom are elders/disabled. In the past ten years, 37 tenants have been evicted or displaced on our block (between Pacific Avenue, Bernard, Taylor, and Jones Streets). Our research shows that over ninety percent of these tenants were of Asian descent. (See attached spreadsheet below.)

To address this crisis and to preserve mid-block open space as a cultural and spiritual refuge, we are organizing a petition campaign, we are building relationships with Malcolm Yeung and Robyn Tucker, and we have reached out to the RHN and the Russian Hill Community Association. More than a month ago, Rich Hillis and Liz Watty attended a UCNA meeting and we discussed the sponsor's plan and its severe impact on the people and the culture of the neighborhood.

I'll keep you posted on our progress. Thanks again for bringing such a valuable resource, Theresa Flandrich, to our fight.

Yours, hanmin

From: [REDACTED]
To: [Peskin, Aaron \(BOS\)](#)
Cc: [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Souza, Sarah \(BOS\)](#)
Subject: Re: Upper Chinatown Neighborhood Association Invitation
Date: Tuesday, November 23, 2021 12:34:16 PM

Dear Aaron,

It would be great if Sunny can join us for our upcoming Association meeting. Next month, our leadership team is planning to meet from 5:30 pm and 7:30 pm on one of the following dates:

-Wednesday, December 1, 2021

-Thursday, December 2, 2021

-Thursday, December 9, 2021

We generally serve a light supper after our meeting.

Let me know if Sunny will be able to attend one of these times.

We are looking forward to seeing Sunny and to your joining us for one of our meetings in 2022.

Be safe and socially connected,

Jennifer

On Nov 22, 2021, at 5:12 PM, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org> wrote:

I'm looping in my staff. Given the holidays and my schedule it is unlikely that I can meet before the new year but perhaps Sunny might be able to attend. How often do you meet?

Aaron

From: Jennifer Mei <[REDACTED]>
Sent: Monday, November 22, 2021 3:31 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Upper Chinatown Neighborhood Association Invitation

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

November 19, 2021

Dear Aaron,

It's been a while since you and Sunny attended one of our Association meetings. We hope you and your staff are doing well. We very much appreciate your ongoing guidance on how we can help maintain and support District 3. And we are so pleased to read Lee Hepner's message to Joe Duffy, Kevin Guy, and Ms. Leung and others. Please also extend our many thanks to Sunny for connecting us with Corey Teague regarding code regulations.

The Upper Chinatown Neighborhood Association is currently concerned about the actions of new owners in our community, such as the purchasers of 45-49 Bernard Street, and how the gentrification of our historically diverse neighborhood may impact the most vulnerable. In addition to their initially trespassing and damaging the properties of three adjacent neighbors, the new owners of 45-49 Bernard Street are now applying for permission to develop a fourth unit on this historic and narrow alley.

SF Planner Kevin Guy lived in our neighborhood for about three years. In his email to us (August 5, 2021), he mentioned the "tight relationship between the alleys and the 'primary' streets." We wonder if a fourth unit is necessary and if so, might the unit be designated as affordable housing? The new owners may also have put the health of the residents at risk. 45-49 Bernard Street is an older building with extensive mold throughout its structure. The new owners appear to have initially removed mold infested materials without a permit. We assume that going forward the health department and DBI will be advising them on the proper ways to dispose of toxic material during their ongoing renovation.

Aaron, as our esteemed Supervisor, we know you will continue to do the right thing for our elders, children, and disabled, especially those who do not have a command of the English language nor an understanding of their rights as American citizens. Your queries to the planning and building departments on behalf of Ms. Leung are deeply appreciated. Thanks again as well for your continuing efforts for the benefit of District 3!

We'd be pleased and honored if you and your staff could join us for one of our next Association meetings. To make the best use of your time, we would suggest you meet with the owners of 45-49 Bernard Street before or after our meeting to hear their side of the story. We'd invite Ms. Huston, the new owner, to our meeting which includes seniors and parents of very young children. But she's informed us that she has COVID antibodies, which makes it unclear to us whether she is vaccinated or not.

We are now planning ways to sustain the social fabric of our neighborhood and be a connector between the different communities and neighborhoods of District 3. The Upper Chinatown neighborhood has always been a transition between neighborhoods. We want to make this reality a continuing asset to District 3. We would love to get your input on our plans including how we might take advantage of the city's Small Sites Acquisition program to preserve and expand affordable housing opportunities in our neighborhood as well as preserving affordable ground floor retail space where appropriate.

We look forward to hearing from your staff regarding the times that work best for you for a meeting in the neighborhood.

Sincerely,

Kelvin Lee
Johnny Leung
Sandy Leung
Hanmin Liu
Jennifer Mei
Brad Paul
Stephen White

From: [REDACTED]
To: [Peskin, Aaron \(BOS\)](#)
Subject: Upper Chinatown Neighborhood Association Invitation
Date: Monday, November 22, 2021 3:58:51 PM

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November 19, 2021

Dear Aaron,

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The Upper Chinatown Neighborhood Association is currently concerned about the actions of new owners in our community, such as the purchasers of 45-49 Bernard Street, and how the gentrification of our historically diverse neighborhood may impact the most vulnerable. In addition to their initially trespassing and damaging the properties of three adjacent neighbors, the new owners of 45-49 Bernard Street are now applying for permission to develop a fourth unit on this historic and narrow alley.

SF Planner Kevin Guy lived in our neighborhood for about three years. In his email to us (August 5, 2021), he mentioned the "tight relationship between the alleys and the 'primary' streets." We wonder if a fourth unit is necessary and if so, might the unit be designated as affordable housing? The new owners may also have put the health of the residents at risk. 45-49 Bernard Street is an older building with extensive mold throughout its structure. The new owners appear to have initially removed mold infested materials without a permit. We assume that going forward the health department and DBI will be advising them on the proper ways to dispose of toxic material during their ongoing renovation.

Aaron, as our esteemed Supervisor, we know you will continue to do the right thing for our elders, children, and disabled, especially those who do not have a command of the English language nor an understanding of their rights as American citizens. Your queries to the planning and building departments on behalf of Ms. Leung are deeply appreciated. Thanks again as well for your continuing efforts for the benefit of District 3!

We'd be pleased and honored if you and your staff could join us for one of our next Association meetings. To make the best use of your time, we would suggest you meet with the owners of 45-49 Bernard Street before or after our meeting to hear their side of the story. We'd invite Ms. Huston, the new owner, to our meeting which includes seniors and parents of very young children. But she's informed us that she has COVID antibodies, which makes it unclear to us whether she is vaccinated or not.

We are now planning ways to sustain the social fabric of our neighborhood and be a connector between the different communities and neighborhoods of District 3. The Upper Chinatown neighborhood has always been a transition between neighborhoods. We want to make this reality a continuing asset to District 3. We would love to get your input on our plans including how we might take advantage of the city's Small Sites Acquisition program to preserve and expand affordable housing opportunities in our neighborhood as well as preserving affordable ground floor retail space where appropriate.

We look forward to hearing from your staff regarding the times that work best for you for a meeting in the neighborhood.

Sincerely,

Kelvin Lee
Johnny Leung
Sandy Leung
Hanmin Liu
Jennifer Mei
Brad Paul
Stephen White