

April 18, 2018

From: Kwok Pong Lee
956-960 Mission Street
San Francisco, CA 94103

To: Historic Preservation Commission
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Copy: Tim Frye
Frances McMillen

RE: Designation of Mint-Mission Article 11 Conservation District and change of designation for selected properties as part of the Central SoMa Plan Planning Department Case No. 2017-010156DES

Dear Commissioners:

I am reaching out to you on behalf of the owners of 956-960 Mission Street. We have reviewed the notice dated April 11, 2018 about the proposed Mint-Mission Conservation District and plan to attend the next hearing on May 2, 2018.

Please see below for our comments regarding the matter for official record.

1. We all agree that it is important to preserve the great culture, history and heritage of San Francisco – and certainly this neighborhood has valuable structures like the Mint and some individual buildings that merit preservation. However, this area needs revitalization – not only preservation.

Over the past several decades the immediate neighborhood has been blighted by high crime, including broken car and storefront windows, violence, and robbery, as well as graffiti, drugs, alcohol, and homelessness. I have personally experienced and witnessed all of these things daily – even as of today.

In addition, the poor sanitation in the area has been a major concern to local property owners, residents, the general public and workers who commute to the neighborhood. We have experienced countless instances of public defecation and urination right outside our doorstep.

2. San Francisco is moving forward – it is a city of the future. But in order to realize its immense potential as a great city, San Franciscans need more jobs, housing, and opportunities. The geographic location of this particular block situates it right in the heart of the city, thus making it very convenient to public transportation and an extremely attractive center for growth and development. Therefore, it will be critically important for the city to consider how best to utilize this uniquely valuable asset.
3. We have already paid more than \$8,000.00 annually in additional taxes the past several years to support the mid-Market CBD program, without seeing any substantial benefits resulting from this contribution. We question whether the currently proposed effort will provide sufficient resources and support to truly revitalize the neighborhood. From our perspective, the essential ingredients to successfully revitalize this area now would be new financial investment and more dynamic forces and people who can catalyze revitalization.
4. I propose that the Commission and City Planning reconsider minimizing the impact to the area by reducing the number of properties included in the proposed district, particularly the west side of the Mission Street block. Several of those buildings are currently categorized as V-unrated under existing Article 11 and have very little to no historic or architectural significance.
5. As owners of 956-960 Mission Street we are concerned about potential economic impacts resulting from the potential designation. If the Committee approves initiation of the proposed conservation district designation, what will be the short and long-term financial impacts to the owners?
 - a. Would there be a standardized list of requirements for all owners to do things like additional maintenance or upgrades?

- b. Would there be any direct or indirect support from the City of San Francisco to help us comply with new requirements and/or restrictions as related to the new preservation district?
6. After the establishment of the district, how will the building owners be restricted in terms of future modifications to the building? For example, will there be new changes to the height, bulk, FAR, zoning or use of the buildings?
7. To discuss the aforementioned concerns we respectfully request a meeting with representatives from the Historic Preservation Commission and/or Planning Commission before the next hearing, if possible.

Thank you for your attention. I look forward to hearing from you. Please do not hesitate to contact me if you have any questions.

Sincerely,



Kwok P. Lee

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EMAIL: kwokponglee@aol.com

Chritton Brothers Property, 444 Jessie street Building.

Ms. Frances M. McMillen
Senior Planner | Preservation—Landmarks & Designations

May 1st 2018

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9076 | www.sfplanning.org

San Francisco Property Information Map

Dear Ms. McMillan,

The building at 444 Jessie Street has been owned by The Chritton Family for more than 40 years and is now owned by The Chritton Brothers. The greatest benefit of our location is the proximity to the Powell Street Bart and Muni Stations where our employees who live in the East Bay can take BART to work.

In these 40 years we have seen many changes, some good, some not so good. The Parapet ordinance in the 1980's made us butcher our building and remove that beautiful Parapet that made our building unique. We are now in the CBD district, which has helped keep the streets somewhat clean, but has raised our taxes.

Our parents worked very hard and sacrificed a lot for their children. To fulfill our parents vision we ask to be "Grandfathered" and be exempt to "The Mint-Mission Conservation District" and added with the stipulation and ability to be able to renovate our building. Our vision is to add parking below and build up to our neighbor's height a combination office space, condominiums where we can also run Microbiz, which is our family business since 1965, and a San Francisco LBE and State registered small business.

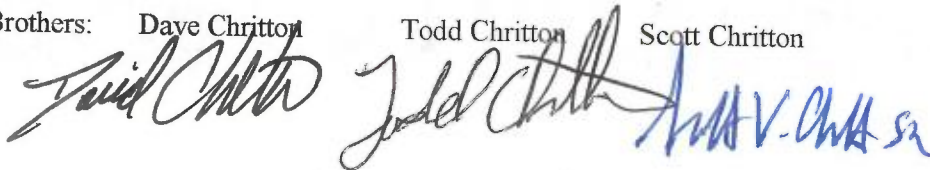
Respectfully submitted,

The Chritton Brothers:

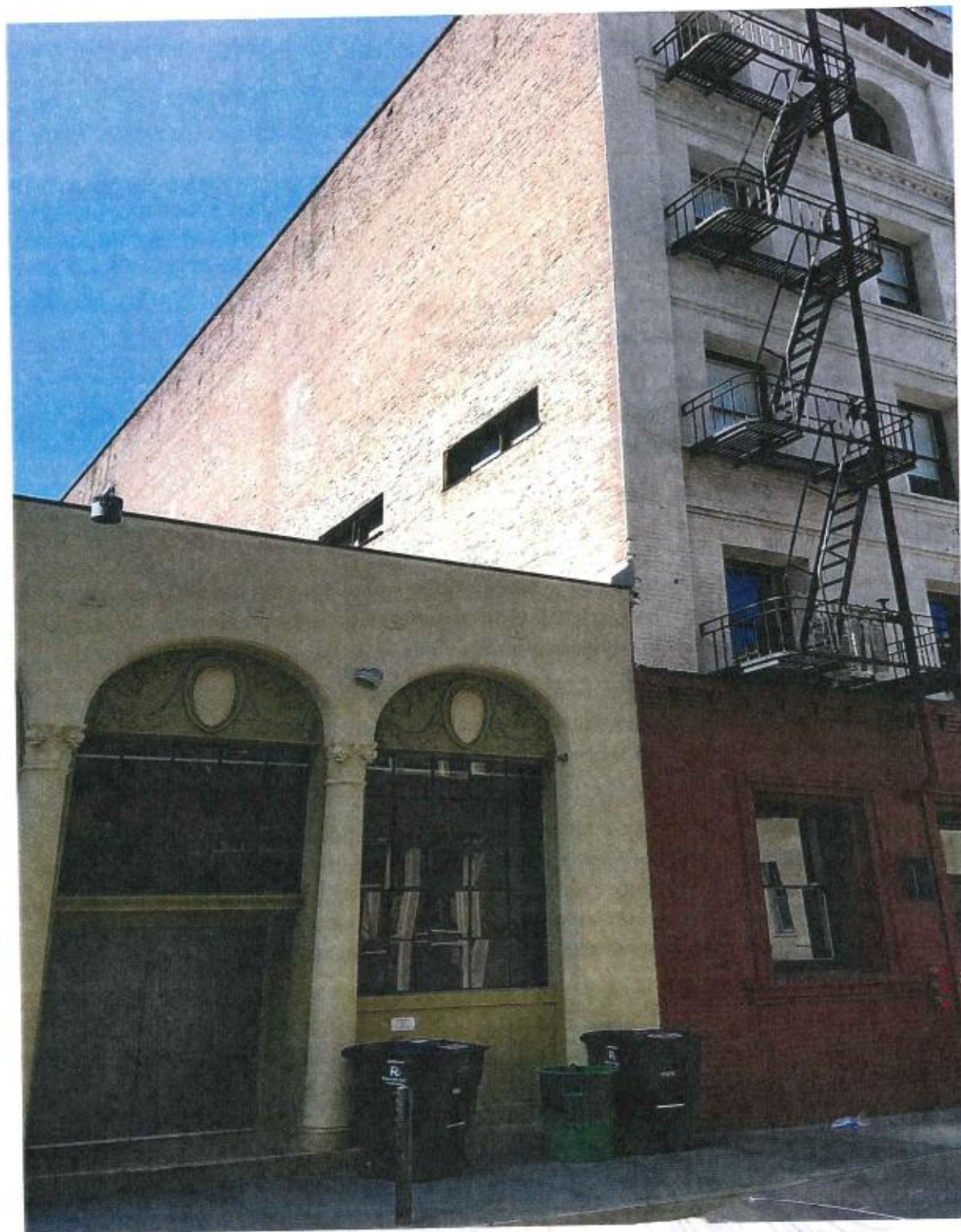
Dave Chritton

Todd Chritton

Scott Chritton



Critton Brothers Property, 444 Jessie street Building.



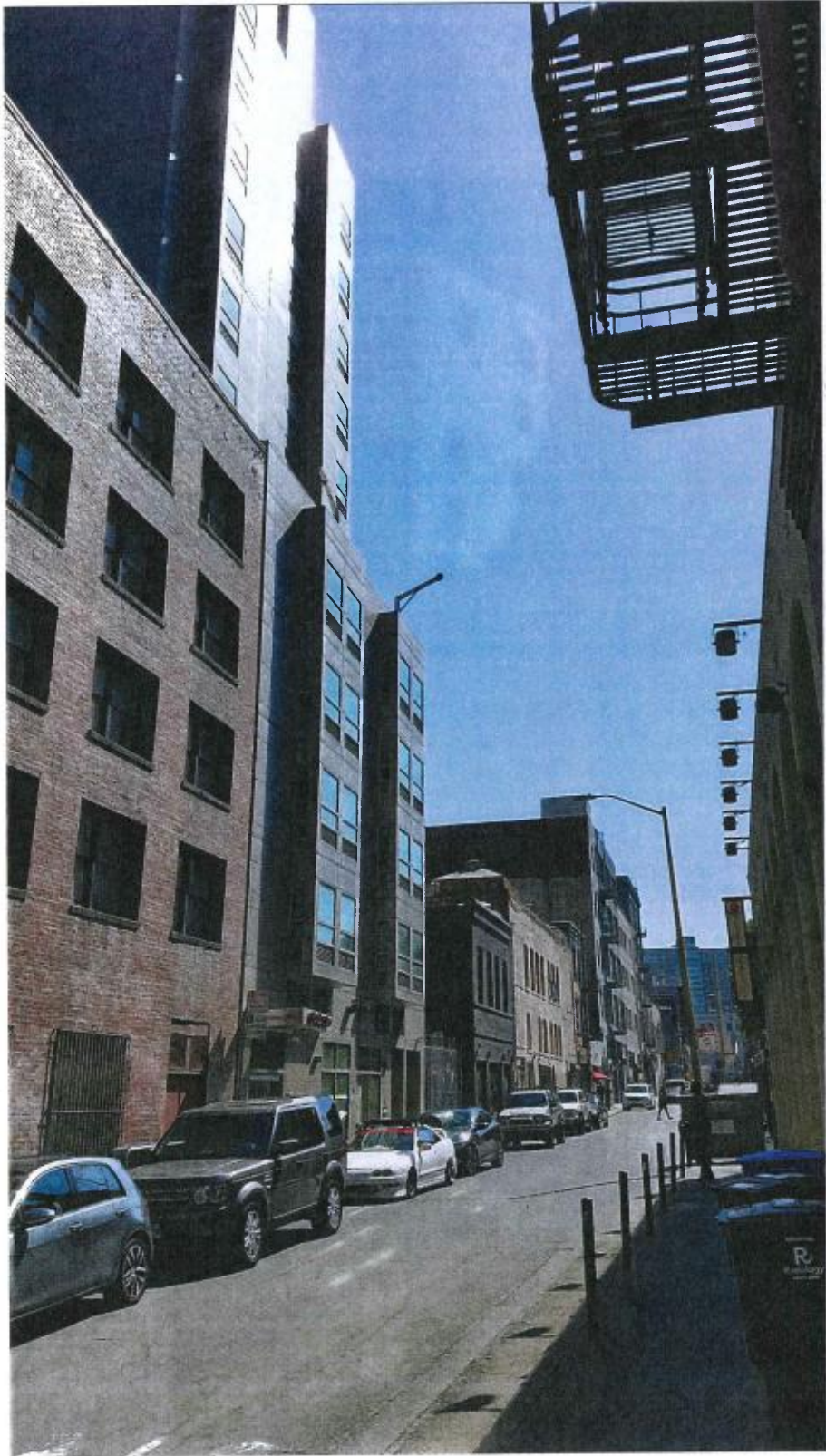
We are dwarfed by our northern neighbor

Chritton Brothers Property, 444 Jessie street Building.



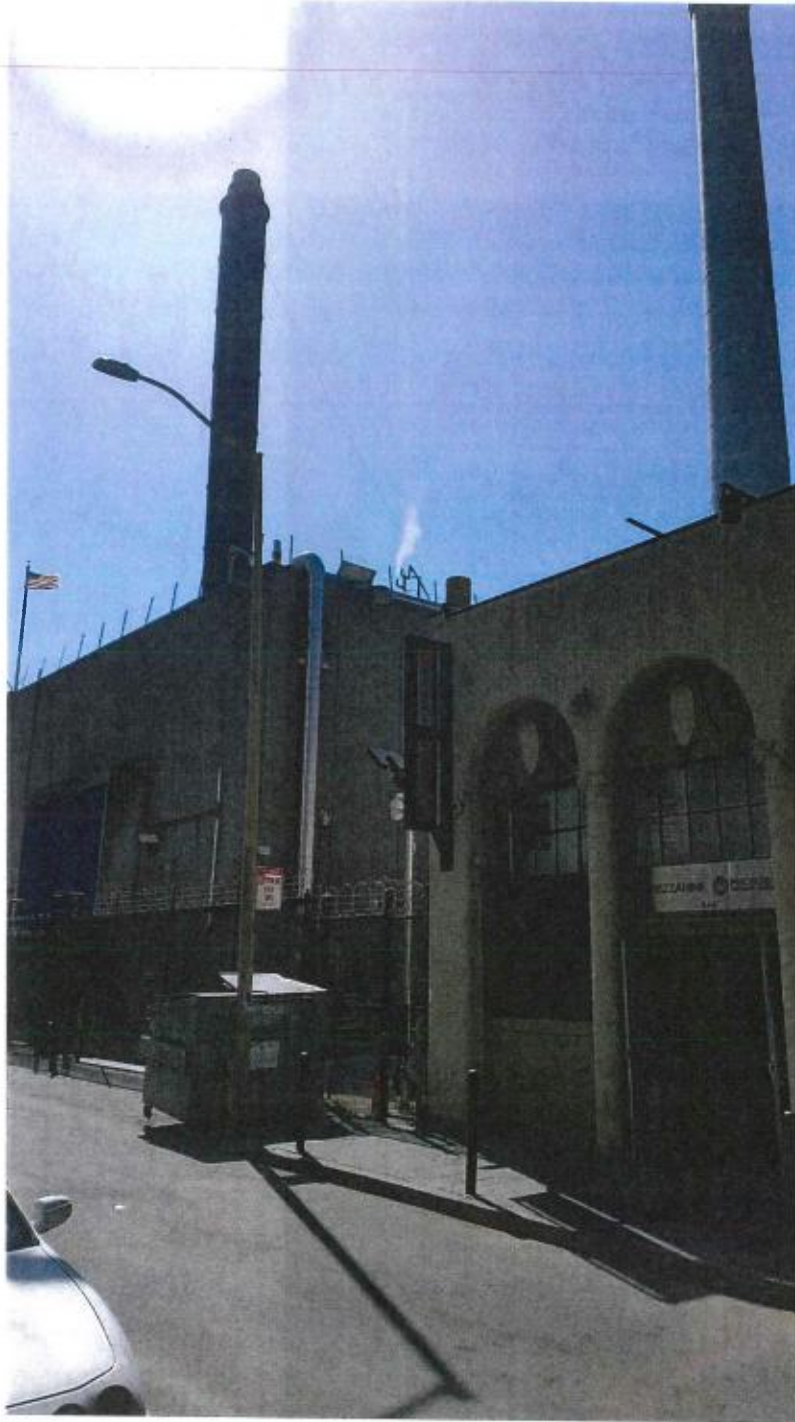
To our North, Modern and updated McNerney owned condominiums.

Chritton Brothers Property, 444 Jessie street Building.



Directly across the street a modern new high-rise hotel. The Hampton 12 Stories tall.

Chritton Brothers Property, 444 Jessie street Building.



To our south, NRG Steam plant

Chritton Brothers Property, 444 Jessie street Building.



NRG-barbed wire fencing and a new structure encroaching on our ability to maintain our building. Behind that, a run-down small building waiting to get permits.